



Wyre Council

Site Allocations Background Paper

Annex A – A6 Review

September 2017

Contents

Introduction – page 3

Methodology – page 4

Outcome – page 8

 Availability – page 12

 The Preferred Options – page 12

 The Allocations – page 15

 Reasonable Alternatives – page 15

Appendix 1 - Sites in Scope – page 19

Appendix 2 – Key Services – page 20

Appendix 3 - Proximity to Key Services – page 21

Appendix 4 – Garstang Sites – SHLAA Extract – page 22

Introduction

As explained in the main body of this paper, evidence from Lancashire County Council states that there is a restricted capacity for additional housing growth within the highway network. Along the A6 severe restriction zone the permitted additional capacity is held at 858 dwellings, based on ten residential planning applications, nine of which were considered by the council’s planning committee on 22nd March 2017 with the tenth site considered on 3rd May 2017. Table AA/1 below summarises the positions in terms of the 10 applications and the decisions taken by the planning committee.

Table AA/1 – A6 Severe Restriction Zone – Residential Planning Applications (Planning Committee March/May 2017)

Application reference	Application type	Site	Proposed development	Decision
16/00625	Outline	Land off Garstang Road, Barton	Mixed use development of up to 72 dwellings and up to 320sqm (gross) retail floor space (Use Class A1).	Approved pending S106 agreement
16/00090	Full	Land Rear of 867 Garstang Road, Barton	Residential development of up to 26 dwellings with associated access, parking and landscaping.	Approved pending S106 agreement
16/00807	Outline	Land Rear of Shepherds Farm, Barton	Up to 34 dwellings with access applied for off the A6.	Approved pending S106 agreement
15/00891	Outline	Garstang Country Hotel and Golf Club, Garstang Road, Bowgreave	Up to 95 dwellings and access.	Approved pending S106 agreement
15/00420	Outline	Garstang Road, Bowgreave	Residential development - 46 dwellings.	Approved pending S106 agreement
15/00928	Outline	Land off Calder House Lane, Bowgreave	Up to 49 dwellings with access.	Approved pending S106 agreement
16/00230	Outline	Land East Of Lancaster New Road, Cabus	Up to 183 dwellings including provision of 3G sports pitch and associated parking facilities	Refuse
16/00144	Outline	Daniel Fold Farm Phase 2, Daniel Fold Lane, Catterall	66 houses and medical centre.	Approved pending S106 agreement

Application reference	Application type	Site	Proposed development	Decision
16/00241	Outline	Land West of the A6 (Nateby Crossing), Garstang	Up to 269 dwellings, up to 5,532sqm of Class B1a offices, up to 3,957sqm of Class B1c light industrial floor space, up to 495sqm (gross) Class A1 convenience store, up to 300sqm (gross) Class A3 Coffee shop with associated landscaped open spaces and pedestrian/cycle link to Garstang.	Approved pending S106 agreement
16/00550	Full	Garstang Business Centre	18 apartments and food retail.	Approved pending S106 agreement
Total dwellings			858	

As can be seen, out of a total of 858 dwellings, 675 received approval (pending the signing of S106 agreements) and 183 dwellings were refused. It is understood that an appeal against the refusal has been lodged. Notwithstanding a future decision on the appeal, it is clear that there is the capacity to allocate land for 183 dwellings along the A6 corridor severe restriction zone, which is defined as that part between Cabus in the north and Barton in the south and encompassing the following settlements (listed in north/south order):

- Winmarleigh
- Cabus
- Garstang
- Nateby
- Bowgreave
- Catterall
- Churchtown
- Bilsborrow
- Barton

Methodology

The purpose of the review is to identify the most sustainable site (or sites) capable of accommodating 183 dwellings that are suitable and available (i.e. supported by a land owner) for allocation in the Wyre Local Plan. To this end, the review has been informed by the principles outlined in the main Allocation background paper, and, specifically:

- 1) The development should be located in accord with the local plan settlement hierarchy and the settlement ranking identified in the Wyre Settlement Study (August 2016). Thus the locational priority is as follows:

Table AA/2 – A6 Severe Restriction Zone - Settlement Hierarchy

Priority	Settlement	Settlement hierarchy	Settlement Study Rank
1	Garstang	Key Service Centre	4
2	Catterall	Rural Service Centre	7
3	Bilsborrow	Main Rural Settlement	9
4	Barton	Main Rural Settlement	10
5	Bowgreave	Main Rural Settlement	12
6	Cabus	Small Rural Settlement	18
7	Churchtown	Small Rural Settlement	21
8	Winmarleigh	Small Rural Settlement	24
9	Nateby	Small Rural Settlement	25

To maintain a degree of proportionality, if sufficient deliverable and available sites are identified to meet the 183 dwelling capacity in a higher order settlement, then no further assessment of sites in lower order settlements is carried out.

- 2) The priority is to allocate sites that, notwithstanding factors affecting developability and availability, should be well located in terms of access to services and facilities.

- 3) Sites that are detached from a settlement boundary have a lower priority, notwithstanding any mitigating factors.

- 4) As a result of not inconsiderable flood risk across large parts of the borough, in accord with the Strategic Flood Risk Assessment (2017), preference should be given to sites in areas of the lowest flood risk unless mitigating factors indicate otherwise.

As noted in the main body of this report, a Sustainability Appraisal of the Local Plan has been undertaken. This considered reasonable alternatives to allocated sites against 14 Sustainability Objectives. This review has been informed by the emerging Sustainability Appraisal.

Further, a Strategic Housing Land Availability Assessment (SHLAA) has been produced as part of the local plan evidence base. The 2017 Wyre SHLAA identifies sites that have the potential for residential development. It assesses their suitability and comments on their availability. The SHLAA identifies a number of suitable and available sites along the A6

severe restriction zone that could be allocated to take-up the spare capacity identified above.

Sites “sieved out” of the SHLAA as not suitable, not available or where availability is unknown have not been included unless part of a broader area considered through the Sustainability Appraisal.

Thus the 2017 SHLAA has been used in such a way that it provides an initial sift of potential sites. Should insufficient appropriate land be identified to meet the 183 target, the method allows those sites sieved out of the SHLAA process on either suitability or availability grounds to be re-considered.

The review does not consider SHLAA sites with a planning permission or Mind to Approve decision as they will have already been factored into the highway evidence.

The Publication Draft Wyre Local Plan sets a lower site capacity threshold of 25 dwellings for residential allocations. Accordingly, sites for allocation should be capable of delivering 25 dwellings or more based on a density of 30 dwellings p.a. and reasonable net site area assumptions. Sites identified in the Wyre SHLAA 2017 that fall below the allocation threshold are NOT included in this review. In applying this logic it is accepted that sites can be joined up or bundled together to pass the site capacity threshold. In order to maintain a degree of simplicity the reviewed sites are defined according to the SHLAA. Again, if insufficient sites can be identified to meet the 183 target (whilst being consistent with the principles outlined above), then there is the option of reviewing the way in which this study has addressed the site size threshold issue.

Using the 2017 SHLAA as the starting point, with the above principles in mind, the approach of this review has been to take a “planning judgement” view of site suitability having regard to the factors identified in table AA/3.

Table AA/3 – Site Suitability

Factor	Criteria
Physical	Current use. Topography and other features that may impact on site suitability
Environmental	Flood risk (using information from the draft Wyre Strategic Flood Risk Assessment where available). The proximity to formal environmental designations (e.g. SSSI). The presence of ecological features such as ponds. Tree Preservation Orders Agricultural land designation.
Highways and access	Access for motor vehicles. Presence of pedestrian footways. Presence of cycle paths. Proximity to public rights of way.

Factor	Criteria
Heritage	The presence of listed buildings and scheduled monuments. The presence of conservation areas. The potential for impact on any other known heritage asset, either directly or on the setting of such.
Environmental protection	The presence within the site or nearby of known or potential pollutants or contaminants that may adversely affect suitability.
Land use	The potential for land use conflicts/presence of “bad neighbour” uses.

Information on site suitability has been taken directly from the Wyre SHLAA 2017 where possible. Additional work has been undertaken using GIS mapping and site visits. A number of “final” SHLAA sites fall within areas to be defined as Strategic Areas of Separation within the emerging Wyre Local Plan. These have not been assessed as their development would conflict with the emerging policy designed to maintain settlement separation.

The National Planning Policy Framework (NPPF) states that there is a social element to delivering sustainable development. In particular there is a need to consider access to local services. To understand locational sustainability sites were considered against criteria designed to identify proximity to the following key services and facilities:

- Primary school
- Health facility – Doctors surgery
- Employment area (for B1, B2 and/or B8 uses)
- Public Open Space (i.e. not a private facility). This does not include amenity open space.
- Community hall - where people can gather and undertake recreational activities.
- Town or neighbourhood centre.
- Bus stops (not including stops that only cater for school bus services)

The services and facilities (excepting bus stops) used for this study are listed in Appendix 2.

It is a key function of site deliverability that sites that are potentially suitable for development are also available i.e. that there is known ownership support. In this regard, evidence of availability is taken from Call for Site submissions (see the SHLAA 2017 for further details) and direct written contact with owners. As far as the assessment process is concerned, availability has only been assessed for those sites considered to be a priority for allocation.

Rather than take a mechanistic scoring approach to the identification of suitable and available sites sufficient to meet the “spare” capacity, the approach of this paper is to use the information identified above to come to a balanced planning judgement on the most

suitable site(s) for allocation taking into account the opportunities they offer to meet local plan objectives and with regard to site availability.

Outcome

As described above, a number of settlements fall within the A6 severe restriction zone. Using the Sustainability Appraisal and SHLAA as the basis, the full list of potential sites is set out in Appendix 1 (arranged in north to south order of settlements) with a map extract from the 2017 SHLAA showing sites in Garstang in Appendix 4.

Garstang is the largest settlement in the rural part of the borough. It is the highest ranked settlement in this study. According to the methodology it should be the main focus of the search for sites sufficient to take up the remaining 183 dwelling capacity referred to above. It has a wide range of services and facilities, with relatively good health and social infrastructure including a medical centre, pharmacy, dentists, three primary schools, a library, recreation provision, numerous pubs, several village and community halls and five churches. The nearest secondary school is Garstang Community Academy 2km to the south on the A6 at Bowgreave and accessible by bus. There is therefore a high degree of choice within the service and facility offer. There are also employment opportunities within the settlement.

The SHLAA identifies 11 sites associated with Garstang as suitable and available for residential development (Table AA/4). This excludes sites below the size threshold and all sites considered by the Planning Committee on 22nd March, including the land subject to the refusal for 183 dwellings.

Table AA/4 – Garstang SHLAA Suitable and Available Sites

Reference	Site	Size (ha)	Capacity (dwellings)	SFRA flood risk category	Relationship to settlement
GST_25_01	Land West of Cockerham Road	2.76	66	A	Adjacent
GST_25_02	Longfield, Croston Barn Lane	1.27	31	A	Adjacent
GST_25_04	Land East of Clovelly, Croston Barn Lane	1.53	37	A	Adjacent
GST_53	Conway, west of the A6	2.43	58	A	Adjacent
GST_55	Land off Castle Lane Garstang (LOT A)	1.91	46	C	Adjacent
GST_56	Land off Castle Lane, Garstang (adjoining Spalding Ave)	3.54	85	A	Adjacent
GST_60	East of Cockerham Road	2.53	61	A	Adjacent

Reference	Site	Size (ha)	Capacity (dwellings)	SFRA flood risk category	Relationship to settlement
GST_67	Redline Garage and land to the rear	4.37	79	A	Adjacent
GST_68	Woodlands and land to the rear	1.32	32	A	Adjacent
GST_72	Dunollie Farm, West of St Thomas Primary School, Kepple Lane	1.44	34	C	Within
GST_74	West of the A6/South of Prospect Farm	14.87	268	A	Adjacent

Of these sites, GST_53 is proposed in the Local Plan as an allocation for travelling showperson provision. It is therefore not considered further.

Of the remaining 10 sites, one (GST_72) is within the settlement boundary (as defined by the 1999 Local Plan) whilst the remainder are all adjacent to the boundary and within the countryside. Two of the 10 - including GST_72 – are associated with an element of flood risk.

Unsurprisingly, physical proximity to services and facilities is generally very good across the range of sites. Broadly, sites in the south of the town have a greater degree of accessibility to health, community and educational facilities and also to public open space. Sites relatively close to the town centre and those close to the A6 in the north of the town are the most proximate to bus services. Sites in the north of the town tend to have a higher degree of accessibility to job opportunities ('B' use classes) at Green Lane West, although the town centre itself also provides employment.

Suitability has been considered in relation to the range of factors detailed above. The following table notes known constraints and other matters and is based on the 2017 SHLAA (see SHLAA for important disclaimer).

Table AA/5 - Known constraints and Other Matters

Reference	Site	SHLAA - Known constraints and other matters
GST_25_01	Land West of Cockerham Road	The site contains a pond and public footpath. Overhead electricity infrastructure crosses the site.
GST_25_02	Longfield, Croston Barn Lane	Partially covered by a Mineral Safeguarding Area. Includes a residential property and small-scale commercial use.
GST_25_04	Land East of Clovelly, Croston Barn Lane	Access to Croston Barn Lane – which is narrow and without a footpath - could be a significant constraint.

Reference	Site	SHLAA - Known constraints and other matters
		<p>PROW FP 10 forms the eastern boundary and crosses the site in its NE corner.</p> <p>Telecoms masts adjacent to the western boundary.</p> <p>Part of the site is a Mineral Safeguarding Area.</p>
GST_55	Land off Castle Lane Garstang (LOT A)	<p>Partly covered by a Mineral Safeguarding Area..</p> <p>To the west is Bonds Fold Farmhouse and Greenhalgh Cottage, Greenhalgh Castle Lane, Bonds - Listed Grade II.</p> <p>To the east of the site lies the Grade II listed Greenhalgh Castle Farm, Barnacre with Bonds, whilst the Greenhalgh Castle Scheduled Monument also lies due east of the site.</p> <p>Issues around access along Castle Lane would need to be addressed.</p>
GST_56	Land off Castle Lane, Garstang (adjoining Spalding Ave)	<p>Adjacent to Lancaster Canal BHS and within 100m of Greenhalgh Castle Tarn BHS.</p> <p>At least one pond within the site.</p> <p>Directly east of the site lies the Grade II listed Greenhalgh Castle Farm, Barnacre with Bonds, whilst the Greenhalgh Castle Scheduled Monument also lies due east of the site.</p> <p>Issues around access along Castle Lane would need to be addressed.</p> <p>Footpath 18 forms the northern boundary of the site.</p>
GST_60	East of Cockerham Road	<p>Overhead electricity infrastructure (wooden poles) crosses the site</p> <p>Access to the A6 would have to be assessed and agreed with the Highway Authority.</p> <p>Owned by a park home operator who may wish to use for such.</p>
GST_67	Redline Garage and land to the rear	<p>Part of the site is a Minerals Safeguarding Area.</p> <p>Close to Grade II listed Toll House (opposite).</p> <p>Electricity infrastructure</p>
GST_68	Woodlands and land to the rear	<p>Part of the site is a Minerals Safeguarding Area.</p> <p>Long narrow site which projects into the countryside and includes a residential property fronting the A6.</p>
GST_72	Dunollie Farm, West of St Thomas Primary School, Kepple Lane	<p>Approximately a quarter of the site is MSA.</p> <p>Close to the Lancaster Canal BHS and River Wyre.</p> <p>Public footpath no. 11 crosses the site.</p> <p>Adjacent to a primary school.</p>
GST_74	West of the A6/South Prospect Farm	<p>The area is located approx. 650m away from Lancaster Canal, a BHS.</p> <p>Ains Pool (main river line) forms the western boundary.</p> <p>Access to the A6 to be determined.</p>

GST_25_01, GST_25_02 and GST_25_04 form part of a larger triangular-shaped area on the north-west boundary of Garstang that is largely made up from a patch-work of fields and framed by three road frontages. Taken together the three sites create a site of 5.81ha which, using the standard methodology, could accommodate some 100 dwellings.

Site GST_55 is a greenfield site to the north of, and accessed off, Castle Lane in the area of Bonds to the south east of Garstang town centre. Most of the site is in flood zone 2. It is rated as category C in the Level 2 Strategic Flood Risk Assessment. The area of Castle Lane contains buildings of heritage importance in the Grade II listed Bonds Fold Farmhouse and Greenhalgh Cottage (130m to the west of the site) and Grade II listed Greenhalgh Castle Farm and the Greenhalgh Castle Scheduled Monument (some 430m to the east).

GST_56 is situated to the east of Garstang town centre, on the eastern edge of the residential area of Bonds. It can be accessed off Castle Lane or (potentially) from the adjacent housing estate, although this has not been confirmed. It is rated as a category A site in the SFRA (lowest flood risk). It contains ponds (not an unusual occurrence in itself) and is adjacent to adjacent to Lancaster Canal Biological Heritage Site (BHS) and within 100m of Greenhalgh Castle Tarn BHS – these occurrences may point to ecological issues. It lies directly east of the site lies the Grade II listed Greenhalgh Castle Farm, Barnacre with Bonds and Greenhalgh Castle Scheduled Monument.

GST_60 lies directly opposite the north eastern edge of site GST_25. GST_60 is a rectangular field that lies adjacent to an existing park home. It is understood to be in the ownership of the park home site owners. It provides similar locational characteristics to GST_25_01, 02 and 04 but is positioned further north and hence is more distant from services and facilities. It is in flood zone 1.

GST_67 and GST_68 lie adjacent to the northern boundary of Garstang, with the A6 forming the eastern boundary. GST_67 is a large field with a petrol filling station on the site's A6 frontage. Site GST_68 lies immediately adjacent to the site boundary of GST_67 and consists of a residential property and green field land/garden to the rear. Both sites have access to the A6.

GST_72 is a rectangular-shaped site fronting the aforementioned Kepple Lane with the southern eastern boundary formed by the River Wyre. It is formed by the buildings and fields associated with Dunollie Farm. The majority of the northern boundary is adjacent to a primary school. To the south lies vacant land and a showperson's yard. Part of the site is covered by flood zone 2 and 3 designations.

GST_74 is a large area of open fields of some 15 hectares to the south west of Garstang and directly opposite a substantial housing development of 130 dwellings, currently under construction. It is bounded by the A6 to the east, and Ains Pool watercourse to the west.

To the north and south lie open areas of countryside, although the land to the north also includes properties fronting the A6. It lies in flood zone 1.

Availability

The availability of the 10 sites is set out in table AA/6 below.

Table AA/6 - Availability

Reference	Site	Availability
GST_25_01	Land West of Cockerham Road	Call for Sites submission 2012 by the landowner (CFS2012_01)
GST_25_02	Longfield, Croston Barn Lane	CFS2012_73 and CFS2014_26 plus correspondence from the landowner.
GST_25_04	Land East of Clovelly, Croston Barn Lane	Correspondence from the landowner.
GST_55	Land off Castle Lane Garstang (LOT A)	Call for Sites submission 2012 by the landowner (CFS2012_34)
GST_56	Land off Castle Lane, Garstang (adjoining Spalding Ave)	Call for Sites submission 2012 by the landowner (CFS2012_36)
GST_60	East of Cockerham Road	Correspondence from the landowner indicates potential expansion land for adjacent park home site plus possible housing use.
GST_67	Redline Garage and land to the rear	Call for Sites submission 2014 by the landowner (CFS2014_112).
GST_68	Woodlands and land to the rear	Call for Sites submission 2014 by the landowner (CFS2014_113).
GST_72	Dunollie Farm, West of St Thomas Primary School, Kepple Lane	Issues and Options representation (ref 992) and correspondence on behalf of the landowner.
GST_74	West of the A6/South of Prospect Farm	Correspondence from the landowner.

The Preferred Options

As established in the methodology this study deliberately prioritises sites located in the higher order settlements, with Garstang the priority location. Out of the list of sites above, three areas of land have been considered further for allocation. All are in Garstang.

Table AA/7 – Preferred Options

SHLAA Ref	Site	Size (ha)	Cap	Suitability
GST_25_01, 02 and 04	Site bounded by Cockerham Road, Nateby	5.56	100	Collectively this area of three sites offers the potential for a comprehensive development with no

SHLAA Ref	Site	Size (ha)	Cap	Suitability
	Crossing Lane and Croston Barn Road			significant constraints and reasonable accessibility to services and facilities. Lowest category of flood risk. Site area will need refining.
GST_74	Prospect Farm	15.18	273	Offers good access to services and facilities in Garstang Town Centre accessed along Kepple Lane which hosts a medical centre and primary school plus community facility and recreation ground. Would represent a significant intrusion into the countryside and accessing said services would require improvements to pedestrian movement between the site and Kepple Lane.
GST_72	Dunollie Farm, West of St Thomas Primary School, Kepple Lane	1.44	34	Close to Garstang Town Centre on Kepple Lane adjacent to a primary school and in close proximity to a health centre, community facility and recreation ground – it is the most sustainably located site in terms of access to services and facilities. However part of the site is in FZ2 and 3. Nevertheless it may be that, given its locational advantages, that part of the site in FZ1 could be developed. Regard should be had to any impact on the operation of the adjacent school, including highway improvements.

GST_25_01, 02 and 04 - The Sustainability Appraisal (SA) notes double positive indicators on health (proximity to health provision and recreation opportunities), access to bus services and community facilities, and access to employment opportunities. The site attracts a double negative for the water indicator (water bodies within the site and high surface water flood risk), whilst impact on landscape character, townscape and biodiversity are also identified as negatives.

A more detailed examination of locational sustainability shows that area of land lies in relatively close proximity to Green Lane West employment area (300m), a neighbourhood centre (360m), and Garstang Community Primary School (560m). It is some 1.3km from health services at Garstang Health Centre. There is limited public open space in the

immediate area although the size of the site would allow this to be addressed within the site boundary if developed. It is some 300m from the centre of the site to the nearest bus stop (excluding those dedicated to school services only) which provides access to Garstang town centre, Preston and Lancaster. In addition, the area lies immediately north of land approved under application reference 14/00458 for a mixed use development comprising up to 270 dwellings, 4.68ha of B1 and B8 employment uses, convenience store and a coffee shop. Once fully developed, this scheme will provide additional retail and employment opportunities directly opposite the subject site. A second version of this scheme (16/00241) involves the re-alignment of the A6 with the provision of a round-a-bout and it may be that further consideration of cumulative highway impacts and any necessary solutions will be necessary to bring the subject site forward. However the site itself is not known to be subject to any significant constraints.

GST_74 – Measured from the centre of the site, it is situated some 710m from a primary school, 215m from recreational and community facilities and 490m from a health centre - all located on Kepple Lane which runs in a west/east direction opposite the site. It is well located in terms of its access to Garstang town centre which lies due east of the site and provides access to bus services some 780m away. However, accessing these facilities on foot would require crossing the A6 which forms the eastern boundary of the site, although this could be resolved if appropriate highway works were to be incorporated into any future scheme. Further, the site lies 650m from a small employment area to the north at Longmoor Lane and some 1.7km from the Green Lane West industrial/commercial area. The site lies in an area classed in the Level 2 Strategic Flood Risk Assessment as having a low level of flood risk although it is noted that the western boundary of the site is formed by Ains Pool, which is designated a main river line. The site lies less than 1km from the Lancaster Canal Biological Heritage site. There are no known significant constraints to development. The site could accommodate some 268 dwellings and as such a refinement of the site boundary has been made to meet the desired target.

GST_72 - For SA purposes the site is attached to an adjacent area of land which has outline planning permission for 75 dwellings (SHLAA site GST_06). Together the sites measure some 4.31ha. The SA rates the site as double-positive for access to education, health and recreation facilities, bus services and community facilities, and employment opportunities. It is rated as double negative for the objective of water (flood risk). Issues relating to proximity to the conservation area and listed buildings, and landscape impact are also identified.

A more detailed review of locational sustainability shows that the site is excellently located in terms of access to the centre of Garstang which lies directly east. Kepple Lane hosts recreational, community, educational (directly adjacent to the site) and health facilities. By virtue of its proximity to the town centre, the site demonstrates very good access to bus services. The site includes a field area and farm buildings which would need to be removed

to develop the site. Part of the site adjacent to the River Wyre lies in flood zones 2 and 3. However some 1.14ha lies in flood zone 1. This part of the site, if developed, could accommodate some 30 dwellings.

The Allocations

In order to provide choice to the market and take advantage of locational sustainability, the Local Plan allocates three areas of land based on those described above in Table AA/7.

SA1/16 is a conglomeration of sites GST_25_01, 02 and 04 identified above. It is a sustainably located site which provides the opportunity to develop new educational infrastructure alongside new housing development in an area close to a proposed development of housing and employment uses.

SA1/17 is part of site GST_74, but with a site area reduced to fit within the highways cap. It is close to the health centre, a primary school, community hall and public open space. However it has relatively poor access to bus services which impacts on overall sustainability, and lies across the A6 on its western side whereas the services and facilities lie on the eastern side. It appears to be free of significant constraints and offers the opportunity to create a small-medium sized residential scheme in close proximity to services and facilities. The reduced scale of the allocation will limit expansion into the countryside. Highway works to provide ease of access to the town centre and its bus services will be necessary.

SA1/18 brings together land with an existing outline planning permission for 75 houses with adjacent land at Dunollie Farm. Although the site includes areas of flood risk it is the most sustainably located in terms of proximity to services and facilities. In the planning balance the council view the site as an appropriate location but that development should take place outside of the flood zone (this is explained further in the main report).

Reasonable Alternatives

As indicated by the SA, broadly, all sites around and in Garstang will display some element of sustainability in terms of access to services and facilities. Almost all either wholly or mostly greenfield sites. Apart from GST_72, which is close to the town centre, all are situated on the periphery of the town.

AO/GST1 is the remaining part of that land allocated under SA1/17 and is the same boundary as GST_74. Its characteristics are outlined above.

AO/GST2 includes site GST_55 but forms a larger area measuring 5.99ha lying north and south of Castle Lane considered through the SA. The additional land was considered through the SHLAA in two parcels - site GST_54 (directly north of and adjoining GST_55) which was sieved out on the grounds of being located in a detached location, and GST_05 (lying south of Castle Lane opposite GST_55) which is a relatively small site falling below the

25 dwelling threshold used for this assessment. The combined site attracts double negative SA scores in relation to heritage (adjacent to a conservation area) and proximity to water bodies and high surface water flood risk. It is judged to have the potential to have a moderate impact on townscape character or views and on biodiversity (within 500m of a Biological Heritage Site). However the SA notes positive locational aspects in relation to employment, health and education provision and sustainable travel (bus).

Land along Castle Lane is close to Garstang town centre (some 500m). A more detailed assessment of proximity to services and facilities shows that GST_55 is well located - a primary school situated on the lane itself, whilst health facilities (along with another school option) lies just over 1km to the west. The site is situated in close proximity to bus services at Garstang Bridge.

Although possessing good locational sustainability Castle Lane itself is a narrow, single-width country lane/cul-de-sac of some 700m. The vast majority of the lane has no pedestrian footway.

AO/GST3 is the same site as GST_56. The SA which identifies positive locational characteristics in terms of access to local services, jobs and public transport (bus) (the latter two scoring a double plus). Negative characteristics were identified in terms of water (in an area of surface water flood risk/water bodies within the site/adjacent to a water body), whilst potential issues in relation to heritage (within 300m of a scheduled monument), townscape character/views and biodiversity are also flagged up.

A more detailed view of locational sustainability shows that the site is further removed from services and facilities than GST_55 but still well located in terms of access to bus services (530m), primary school provision (485m).

AO/GST4 forms a wider part of the area of fields allocated as SA1/16. The SA scores the area positively for health, access to services and access to employment (double positive scores). It scores double negative for potential impact on a water body and notes moderate impacts on landscape/townscape character. The council is aware of development industry interest in the area but contact with the relevant landowners has, for the most part, not yielded support for potential allocation, with one owner expressly not supporting its development. The land is therefore not proven to be available.

AO/GST5 - the SA groups GST_60 with an adjacent area of land (GST_59) considered in the SHLAA but sieved out owing to its detached location. Both sites lie east of Cockerham Road. GST_60 is a greenfield countryside site whilst GST_59 is similar but includes some commercial properties. The site as a whole as assessed in the SA measures some 7.74ha. Positive locational characteristics include access to employment opportunities, education provision, and sustainable transport (bus). There are no double negative indicators

although the SA notes potential issues with regard to landscape/townscape impact, biodiversity, and water.

A more detailed review of locational sustainability confirms that GST_60 is relatively well located in terms of access to employment opportunities (520m), bus stops (370m), primary school (810) and a neighbourhood centre (655m). Overall, however, the site is less well located than the GST_25 group of sites being further north and hence not as proximate to services and facilities.

GST_60 has no known significant constraints to development.

AO/CAB2 is a broad location of over 40 hectares north-west of Garstang. It incorporates sites GST_67 and GST_68. The size of the broad area attracts negative comments on impact on townscape character or views, habitat severance, surface water flood risk and water bodies within the site and on area quality by virtue of the implied scale of development. However the broad area is sustainably located in relation to employment opportunities and sustainable transport (bus). The SA notes the proximity to a primary school (within 1km) and health centre (within 1.4km, measured from the southern edge of the broad area).

A more detailed assessment of the proximity of GST_67 and GST_68 to services and facilities shows that of all the assessed sites they are the most proximate to bus stops which are situated on the A6 which forms the eastern boundary of both sites. The sites are relatively close to the Green Lane West industrial estate (within some 455 to 550m). The closest primary school provision is some 810-880m away. Health provision is almost 2km away on the southern fringes of Garstang.

In summary sites considered not suitable for further consideration are:

Table AA/8 – Discounted Sites

SHLAA Ref	SA ref.	Site	Size (ha)	Cap	Reason
GST_55	AO/GST2	Land off Castle Lane Garstang (LOT A)	1.91	46	Well located but access and heritage issues and not as sequentially preferable as other sites.
GST_56	AO/GST3	Land off Castle Lane, Garstang (adjoining Spalding Ave)	3.54	85	Relatively well located in terms of access to services and facilities. Development highly likely to have implications for the setting of the nearby scheduled monument. Access issues along Castle Lane but possible options to utilise routes through the adjacent housing estate.

SHLAA Ref	SA ref.	Site	Size (ha)	Cap	Reason
GST_60	AO/GST5	East of Cockerham Road	2.53	61	Reasonably located site offering similar advantages to GST_25 but not as sequentially preferable owing to slightly more distant location.
GST_67	AO/CAB2	Redline Garage and land to the rear	4.37	79	Reasonably located site offering similar advantages to GST_25 but not as sequentially preferable owing to slightly more distant location.
GST_68	AO/CAB2	Woodlands and land to the rear	1.32	32	Reasonably located site offering similar advantages to GST_25 but not as sequentially preferable owing to slightly more distant location.

As a result of the identification of three sites at Garstang capable of accommodating the “spare” 183 dwelling capacity, a number of settlements in the A6 severe restriction zone have no residential allocations. These are:

Bilsborrow - no planning permissions meeting the site size threshold. This review has identified sequentially preferable sites in Garstang.

Churchtown – no planning permissions meeting the site size threshold. This review has identified sequentially preferable sites in Garstang. Settlement is significantly impacted upon by flood risk.

Nateby - no planning permissions meeting the site size threshold. This review has identified sequentially preferable sites in Garstang.

Winmarleigh - no planning permissions meeting the site size threshold. This review has identified sequentially preferable sites in Garstang.

Annex A - Appendix 1 – Sites in Scope

SHLAA Reference	Site	Settlement	Size (ha)	Settlement hierarchy
GST_25_01	Land West of Cockerham Road	Garstang	2.76	Key Service Centre
GST_25_02	Longfield, Croston Barn Lane	Garstang	1.27	Key Service Centre
GST_25_04	Land East of Clovelly, Croston Barn Lane	Garstang	1.53	Key Service Centre
GST_53	Conway, west of the A6	Garstang	2.43	Key Service Centre
GST_55	Land off Castle Lane Garstang (LOT A)	Garstang	1.91	Key Service Centre
GST_56	Land off Castle Lane, Garstang (adjoining Spalding Ave)	Garstang	3.54	Key Service Centre
GST_60	East of Cockerham Road	Garstang	2.53	Key Service Centre
GST_67	Redline Garage and land to the rear	Garstang	4.37	Key Service Centre
GST_68	Woodlands and land to the rear	Garstang	1.32	Key Service Centre
GST_72	Dunollie Farm, West of St Thomas Primary School, Kepple Lane	Garstang	1.44	Key Service Centre
GST_74	West of the A6/South of Prospect Farm	Garstang	14.87	Key Service Centre
CTL_18	Moons Farm	Catterall	2.23	Rural Service Centre
CTL_26	Westfield Farm	Catterall	18.31	Rural Service Centre
CTL_27	Land South of Stones Lane	Catterall	2.00	Rural Service Centre
CTL_29	Ripon Hall Farm	Catterall	9.56	Rural Service Centre
CTL_30	Stubbins Farm	Catterall	4.51	Rural Service Centre
BIL_13	Land at Forge Farm	Bilsborrow	1.04	Main Rural Settlement
BIL_14	South of Holland Villas	Bilsborrow	3.09	Main Rural Settlement
BIL_15	Land at Threlfalls Farm	Bilsborrow	1.56	Main Rural Settlement
BIL_16	Land South of Harrison Cottage	Bilsborrow	1.68	Main Rural Settlement
BAR_04	Land West of Garstang Road (South Barton)	Barton	8.82	Main Rural Settlement
CAB_03	Whitemount, Lancaster New Road	Cabus	1.73	Small Rural Settlement
CAB_04	Nicky Nook View, Lancaster New Road	Cabus	2.27	Small Rural Settlement
CAB_08	Rear of Clay Lane Head Farm & Gubberford Lane	Cabus	2.30	Small Rural Settlement

Annex A - Appendix 2 – Services and Facilities

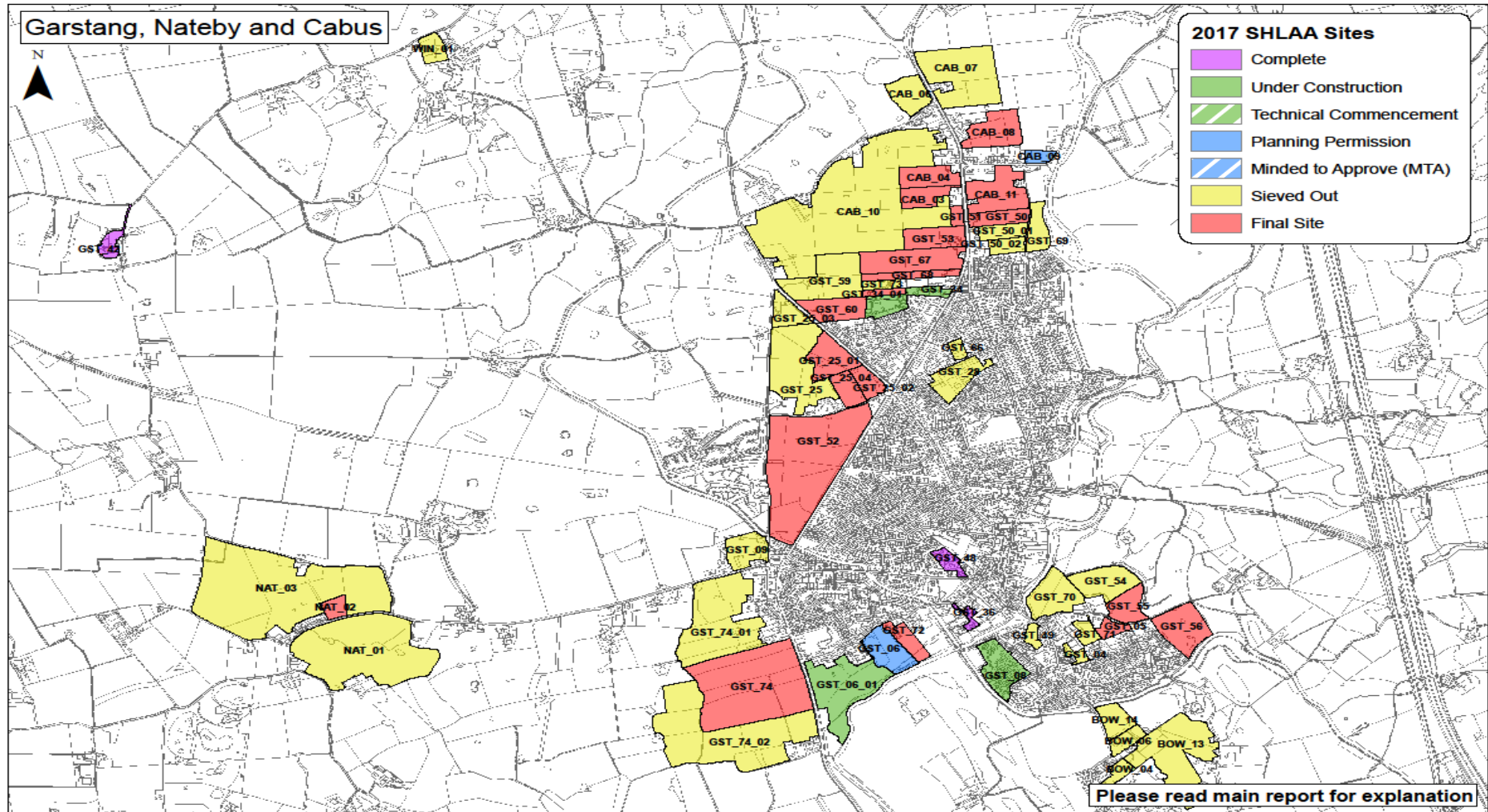
Primary school	<ul style="list-style-type: none"> • Garstang St Thomas' Church of England Primary School, Kepple Lane, PR3 1PB • Garstang Community Primary School, Oak Rd, PR3 1HT • SS Mary & Michael Catholic Primary School, Castle Lane, Garstang, PR3 1RB
Employment area	<ul style="list-style-type: none"> • Green Lane West • Longmoor Lane (Nateby Works)
Health (GP)	<p>Garstang Medical Centre Kepple Lane, Garstang, PR3 1PB</p> <p>Comprises of 2 surgeries: 1) The Landscape Surgery; 2) Windsor Surgery</p>
Town/neighbourhood centre	<ul style="list-style-type: none"> • Garstang Town Centre • Croston Road Neighbourhood Centre
Public open space (formal play)	<ul style="list-style-type: none"> • Kepple Lane (including play area) (GAR1/GAR30) • Recreation ground along the River Wyre (GAR6) • Hudson Park- rugby (GAR7) • Moss Lane playing fields and playground (GAR12/GAR25)
Community hall	<ul style="list-style-type: none"> • Garstang United Reformed Church Hall, Croston Road, PR3 1FL • St Thomas Church Hall, Church Street, Garstang, Preston, PR3 1PA • Masonic Hall, 14, The Moorings, Garstang, Preston, PR3 1PG • Garstang Methodist Church Hall, Park Hill Road Garstang, PR3 1EL

Annex A - Appendix 3 – Proximity to Key Services

SHLAA Ref	Site	Size (ha)	Approx. Distance (metres)							Total (m)	Average distance (m)
			Primary School	Employment Area	Bus Stop (public bus)	GP	Town/N.hood Centre	Open Space (Formal)	Community Hall		
GST_25_01	Land West of Cockerham Road	2.76	560	300	300	1,350	360	910	900	4,680	669
GST_25_02	Longfield, Croston Barn Lane	1.27									
GST_25_04	Land East of Clovelly, Croston Barn Lane	1.53									
GST_55	Land off Castle Lane Garstang (LOT A)	1.91	265	1,370	380	1,050	520	650	590	4,825	689
GST_56	Land off Castle Lane, Garstang (adjoining Spalding Ave)	3.54	485	1,310	530	1,255	780	525	830	5,715	816
GST_60	East of Cockerham Road	2.53	810	520	370	1,720	655	1,185	1,190	6,450	921
GST_67	Redline Garage and land to the rear	4.37	880	550	220	1,970	815	1,190	1,295	6,920	989
GST_68	Woodlands and land to the rear	1.32	800	455	220	1,895	740	1,140	1,215	6,465	924
GST_72	Dunollie Farm, West of St Thomas Primary School, Kepple Lane	1.44	75	770	340	185	470	240	308	2,388	341
GST_74	Prospect Farm	14.87	710	650	780	490	1,110	215	280	4,235	605

Distances are approximate measured in metres from the centre of the site. Green = closest; yellow = second closest; blue = third closest

Annex A - Appendix 4 – Garstang Sites – SHLAA Extract



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
Wyre Borough Council. Licence 100018720 2017