

## Comment

<b>Event Name</b>	Publication Draft Wyre Local Plan Main Modifications 2018
<b>Comment ID</b>	4
<b>Response Date</b>	17/10/18 13:56
<b>Status</b>	Submitted
<b>Submission Type</b>	Web
<b>Version</b>	0.1
<b>Are you responding as an agent?</b>	No

### PERSONAL DETAILS

Please provide your personal details (or your client's details if you are an agent).

<b>Title</b>	Messrs
<b>First name (required)</b>	Andrew, Robert & Amanda
<b>Last name (required)</b>	Chippendale
<b>Organisation (if relevant)</b>	[REDACTED]
<b>Address (required)</b>	[REDACTED]
<b>Postcode (required)</b>	[REDACTED]
<b>E-mail address</b>	[REDACTED]
<b>Telephone Number</b>	[REDACTED]

Please indicate below whether or not you wish your personal details to be recorded for the purposes of progressing local planning in Wyre. Unless you indicate otherwise below, your details will remain on our database and will be used to inform you of future planning policy matters and procedures relating to this Local Plan and other local planning documents that may be produced. If at any point in time you wish to be removed from the database or have your details changed, contact Planning Policy at [planning.policy@wyre.gov.uk](mailto:planning.policy@wyre.gov.uk) or 01253 887231.

Yes - I WOULD like my personal details to be recorded on the council's local plan consultation database

0766/m/01/B1

**Do you consider the proposed main modifications to the Local Plan, including the Sustainability Appraisal Addendum 2018, to be legally compliant?**

Yes

**Main modification reference, MM:**

103

**Paragraph or policy reference:**

SA1/16

**Do you consider this main modification to be "sound"?**

Yes

0766/m/02/C

**Please provide additional information below if you wish.**

We would like to offer our support for a new primary school at this proposed site, we feel the placement of this new school is an ideal location to service both new and existing families living in the area. A number of local schools have issues regarding access and parking, and data from LCC Education Department suggests the new influx of residents in these developments will lead to overcrowding of existing schools. We feel a new school is the best solution to facilitate these problems, as it meets the criteria for a strategic location and also helps to supply the demand for new school places in the area.

Therefore in order to deliver a primary school, we agree with the inspectors recommendation to extend the boundaries of site allocation SA1/16 to the west of Cockerham Road, Garstang.

**If you do not consider this main modification to be sound, please specify on what grounds (see guidance note for additional information):(please tick one or more boxes as appropriate)**

**Do you wish to make an additional individual representation on "soundness" of the Local Plan?**

No

**If you do not consider this main modification to be sound, please specify on what grounds (see guidance note for additional information):(please tick one or more boxes as appropriate)**

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**Do you wish to participate at the oral part of the examination if the Inspector considers that further hearings are necessary? Please note that the process for undertaking the examination, including subjects/ matters to be addressed and participants, will be decided by the Inspector.**

No

**If you would like a copy of your representation please select YES. A copy will be sent to your email address provided in section A (or postal address if no email address is provided).**

Yes



## Comment

<b>Event Name</b>	Publication Draft Wyre Local Plan Main Modifications 2018
<b>Comment ID</b>	10
<b>Response Date</b>	23/10/18 13:46
<b>Status</b>	Submitted
<b>Submission Type</b>	Web
<b>Version</b>	0.1
<b>Please add your personal ID number (if known)</b>	

0774

**Are you responding as an agent?** No

### PERSONAL DETAILS

Please provide your personal details (or your client's details if you are an agent).

<b>Title</b>	Mr.
<b>First name (required)</b>	Bruce
<b>Last name (required)</b>	Ramsden

**Address (required)**

[REDACTED]

**Postcode (required)**

[REDACTED]

**E-mail address**

[REDACTED]

**Telephone Number**

[REDACTED]

Please indicate below whether or not you wish your personal details to be recorded for the purposes of progressing local planning in Wyre. Unless you indicate otherwise below, your details will remain on our database and will be used to inform you of future planning policy matters and procedures relating to this Local Plan and other local planning documents that may be produced. If at any point in time you wish to be removed from the database or have your details changed, contact Planning Policy at [planning.policy@wyre.gov.uk](mailto:planning.policy@wyre.gov.uk) or 01253 887231.

Yes - I WOULD like my personal details to be recorded on the council's local plan consultation database

**Do you consider the proposed main modifications to the Local Plan, including the Sustainability Appraisal Addendum 2018, to be legally compliant?**

No

0774/M/01/B1

**Main modification reference, MM:**

052

**Paragraph or policy reference:**

Key Development Consideration 4

**Do you consider this main modification to be "sound"?**

No

0774/M/02/C

**If you do not consider this main modification to be sound, please specify on what grounds (see guidance note for additional information):**(please tick one or more boxes as appropriate)

Not positively prepared

**Please provide precise details of why you believe this main modification is not sound:**

I am making reference to Page 40 of document EL7.001a which relates to Pages 85-86 of the Draft Development Plan dealing with site SA1/3.

Regarding the wording of Key Development Consideration 4 as revised, this now reads "Parts of the western and southern boundaries lie within Flood Zones 2 and 3 where no housing will not be permitted."

This contains a double-negative suggesting that housing **will** be permitted.

**Do you wish to make an additional individual representation on "soundness" of the Local Plan?**

No

**If you do not consider this main modification to be sound, please specify on what grounds (see guidance note for additional information):**(please tick one or more boxes as appropriate)

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**Do you wish to participate at the oral part of the examination if the Inspector considers that further hearings are necessary? Please note that the process for undertaking the examination, including subjects/ matters to be addressed and participants, will be decided by the Inspector.**

No

**If you would like a copy of your representation please select YES. A copy will be sent to your email address provided in section A (or postal address if no email address is provided).**

Yes

0795/1101/C

Harris, Len

---

**From:** Deborah Stanners <[REDACTED]>  
**Sent:** 24 October 2018 14:39  
**To:** Policy, Planning  
**Cc:** Graham Salisbury  
**Subject:** RE: Representations on the Proposed Main Modifications to the Wyre Local Plan

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Len

Apologies for that. Yes, we have submitted this on behalf of our client, John Carr. I believe the reference is RS – SA3/4.

Kind regards  
Deborah

**From:** Policy, Planning <Planning.Policy@wyre.gov.uk>  
**Sent:** 24 October 2018 14:09  
**To:** Deborah Stanners <[REDACTED]>  
**Subject:** RE: Representations on the Proposed Main Modifications to the Wyre Local Plan

Hi

I notice there is no client name or unique reference. Is this submitted on behalf of yourselves or a client (possibly John Carr?).

Please can you clarify.

Thanks

Len

The Wyre Council email disclaimer can be found at [www.wyre.gov.uk/disclaimer](http://www.wyre.gov.uk/disclaimer).

**From:** Deborah Stanners [mailto:[REDACTED]]  
**Sent:** 23 October 2018 16:16  
**To:** Policy, Planning <Planning.Policy@wyre.gov.uk>  
**Cc:** Graham Salisbury <[REDACTED]>, Avnish Panchal <[REDACTED]>, John Carr <[REDACTED]>  
**Subject:** Representations on the Proposed Main Modifications to the Wyre Local Plan

Good afternoon

Please find attached our representations in respect of the Wyre Local Plan for your attention.

Perhaps you would be kind enough to acknowledge safe receipt.

**Kind regards**

0785/11011C



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Garstang  
Preston  
Lancashire  
PR3 1EA

**T:** 01995 604 514  
**E:** [info@GrahamAnthonyAssociates.com](mailto:info@GrahamAnthonyAssociates.com)  
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Graham Anthony Associates

# Representations on the Proposed Main Modifications to Wyre the Local Plan

Land to the south of Sunnybank Nurseries





**PROJECT TITLE:** Land to the south of Sunnybank Nurseries  
**DOCUMENT REF:** GA3129- RS SA3/4

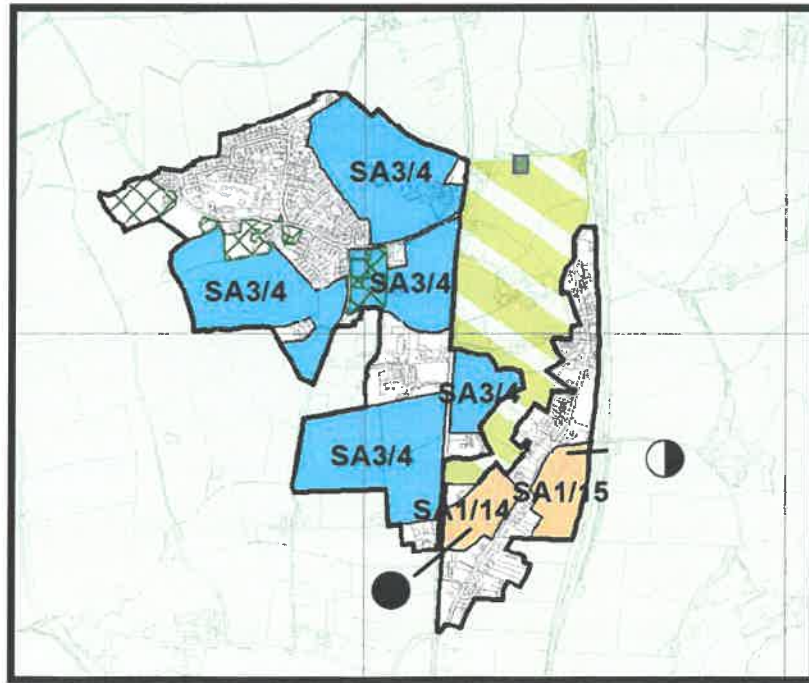
## Contents

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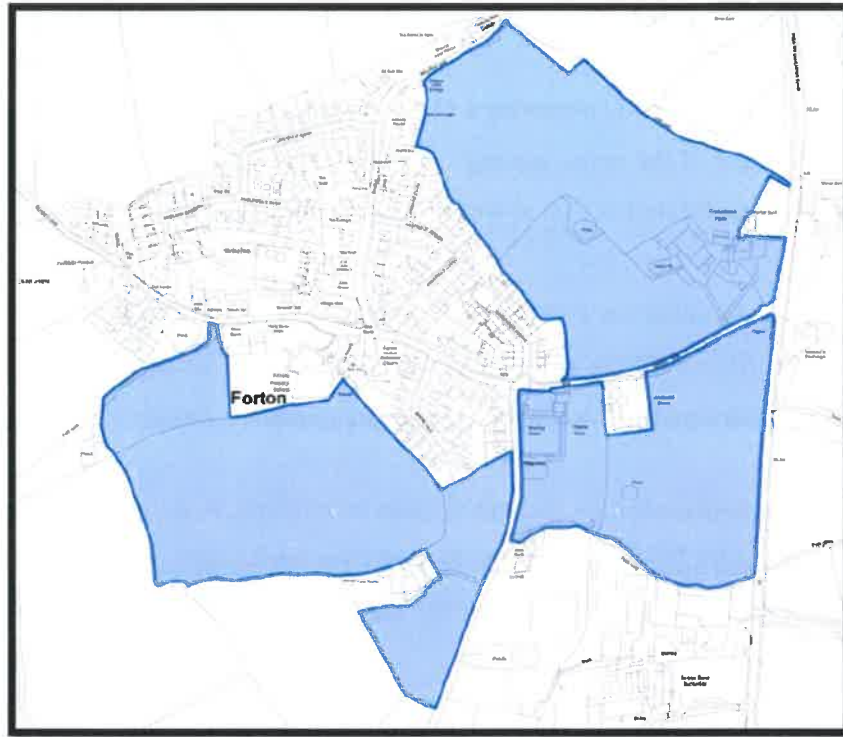
## 1.0 Introduction

- 1.1 Wyre Council are currently preparing a new local plan which will set out a vision for growth and development of the entire borough to 2031, including where new homes, employment and shops will be located as well as which areas will be protected.
- 1.2 Following the Examination Hearing Sessions held in May and June 2018, Inspector Mark Dakeyne BA (Hons) MRTPI has recommended a number of Main Modifications to the Publication Draft Plan that he considers necessary to make it sound.
- 1.3 However, this Representation Statement seeks to emphasis that the proposed modifications to allocation SA3/4 (Forton Extension, Forton) have been made contrary to the aims of the National Planning Policy Framework (NPPF), thus for the avoidance of doubt are 'unsound'.

## 2.0 The unsound modifications Proposed



**Figure 1: Wyre Local Plan (Publication Draft Wyre local plan)**



**Figure 2: Wyre Local Plan (Proposed Modifications)**

2.1 The modifications seek the removal of parcels of land to the south and east of Sunnybank Nurseries and it is the removal of the southern land that is considered contrary to National Policy, thus **'unsound'**.

### 3.0 Soundness

3.1 In accordance with Section 20(5) of the Planning and Compulsory purchase act 2004 the purpose of a local plan examination is to;

- I. Consider whether certain statutory requirements have been met (including the duty to co-operate), and
- II. Decide whether or not the draft local plan is sound.

3.2 The National Planning Policy Framework 2018 (NPPF) under paragraph 35 confirms that *'local plans and spatial development strategies are examined to assess whether they have been prepared in accordance with legal and procedural requirements, and whether they are sound. Plans are 'sound' if they are:*

- a. *Positively prepared – providing a strategy which, as a minimum, seeks to meet the area’s objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;*
- b. *Justified – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;*
- c. *Effective – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and*
- d. ***Consistent with national policy – enabling the delivery of sustainable development in accordance with the policies in this Framework.***

3.3 Criterion D has been emphasised as it is this element of ‘soundness’ which the proposed modifications to SA3/4 fail to adequately satisfy. Specifically, the changes proposed would create an unsustainable development model failing to adequately facilitate accessible and well-connected communities.

## 4.0 Incoherence with National Policy

4.1 The justification<sup>1</sup> for the proposed modifications to allocation SA3/4 is as follows:

*‘The decision to make large scale allocations at Forton appear to derive principally from highway capacity considerations elsewhere. The parcels of land to the south and east of Sunnybank Nurseries significantly erode the gap between the settlements of Forton and Hollins Lane and undermine the SAS. Moreover, development on these sites would be poorly related to the existing settlement structure and could not form an ‘organic extension’ to Forton appearing as satellite housing estates. In addition, they would be some distance from the hub of services in Forton (primary school, village hall, open space/recreational facilities and potential convenience store). Finally, there is evidence that that the amount of land allocated at Forton is in excess of that required to deliver the anticipated capacity of 468 dwellings.*

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<sup>1</sup> INSPECTOR’S POST HEARING ADVICE – MAIN MODIFICATIONS AND RELATED MATTERS

*I have taken into account the suggested MM to include an area of Green Infrastructure on the southern part of the allocation (EL5.028) and the potential to provide a landscaped corridor along the A6. However, even with this mitigation development of these parcels would still close the gap between the settlements. I acknowledge the Parish Council's preference for some of the southern parcel to be developed rather than the westernmost parcel. However, although the latter would have some landscape impacts it would be capable of being designed as an 'organic extension', would provide scope for an extension of the primary school and would be closer to village facilities.*

#### **Discrepancies between this recommendation and National Policy**

##### **4.2 Key NPPF Policies which render the modifications unsound include:**

- Achieving Sustainable Development: Paragraphs 7-10;
- Plan-making: Paragraphs 16 & 35;
- Promoting Sustainable Transport: Section 9
- Achieving Well-design Places: Section 12
- 

4.3 The principle reason for the identified conflicts with National Policy stem from the fact that removal of the land to the south of Sunnybank Nurseries will preclude the creation of any sustainable links between the settlements of Forton and Hollins Lane. This allocation offers the best and most sustainable solution for links pedestrian and cycle for residents of Hollins Lane with all the main village amenities. This is best illustrated through Figure 1, which emphasises the strategic location that this land occupies. Subsequently, it is deemed that the proposed changes have failed to adequately consider 'sustainable development', which is enshrined at the heart of the framework. The modifications proposed would see residents on Hollins Lane completely segregated from the new shops, the school, village hall, bowling green, cricket ground, church and future employment opportunities proposed as part of the SA3/4 allocation and leave residents almost entirely dependent on car ownership. This unnecessarily compromises the ability of future residents in this location to sustainably satisfy their own needs.

## Coalescence

- 4.4 The main justification for the removal of the land to the south of Sunnybank Nurseries was the preservation of the independent character of Forton and Hollins Lane. However, there is no set criterion for assessing coalescence, which is a planning consideration to be balanced on case specific circumstance. It is prudent to affirm that in promoting the original SA3/4 allocation Wyre Council, whose officers have an intimate knowledge of the area and its characteristics, considered that residential development on this land would in no way create or facilitate coalescence. Furthermore, prior to the commencement of the hearings the Council sought to further mitigate the potential for any coalescence concerns through the provision of green infrastructure. Please see figure 3.

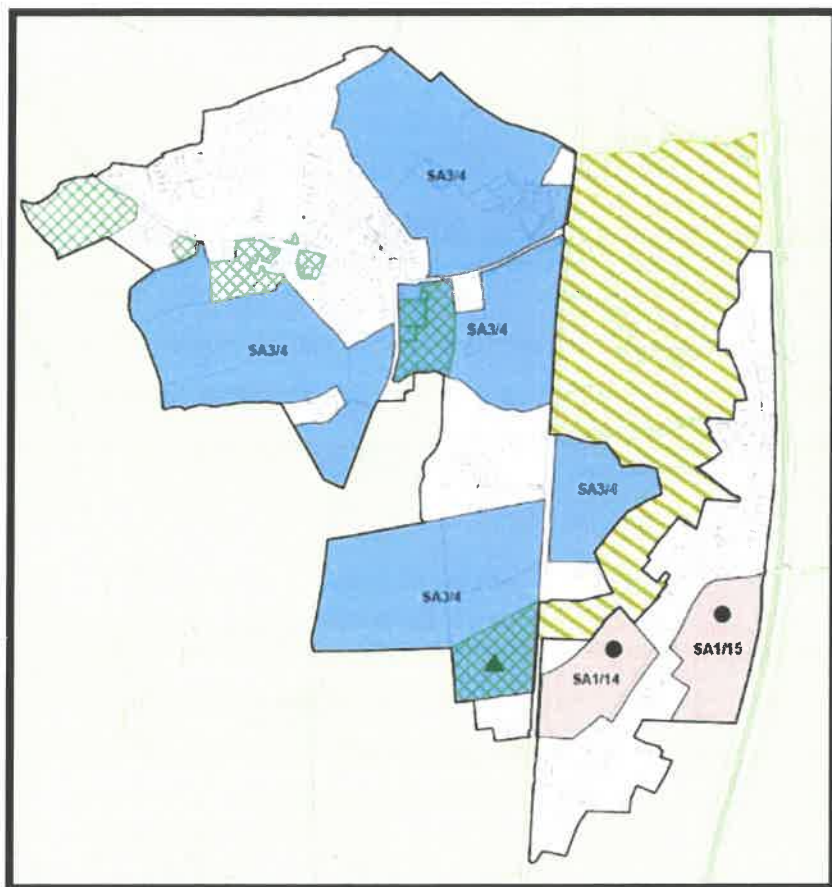


Figure 3: Green Infrastructure Plan

- 4.5 Therefore, considering the coalescence issue on a case specific basis, Forton and Hollins Lane are physically divided by Preston Lancaster Road the A6, which constitutes a divisive engineered landscape feature. Furthermore, both the scale of the settlements themselves and the distance between them is so slight that typified coalescence concerns are not really applicable. The weakness of the coalescence argument is further compounded by the lack of any real distinctive character or style within the locality, which would warrant the need for established segregation. Therefore, reducing the gap between Hollins Lane & Forton by developing on land to the south of Sunnybank Nurseries would still provide sufficient scope to prevent unacceptable visual and physical coalescence.
- 4.6 GA Associates deem that facilitating sustainable development is considered, in this case specific instance, to demonstrably outweigh the needs to preserve the separation between Hollins Lane and Forton.

#### **Service and Employment**

- 4.7 To be considered policy compliant the SA3/4 allocation demands the provision of a number of amenities including; an extension to the school, a shop, health care provision and employment land. However, following the proposed modifications none of these facilities would be accessible of foot from Hollins Lane. Evidently, the land to the south of Sunnybank Nurseries is considered to provide the most logical for community service provision, given its equidistant location.
- 4.8 As shown on Drawing Ref:GA3129-MP.01-A (Append 1) inclusion of the land to the south of Sunnybank Nurseries would facilitate accessibility through improved public footpath and cycle paths. This illustrative proposal also showed how the stopping up of Winder Lane could further improve the sustainable expansion of Forton/ Hollins Lane.

## 5.0 Conclusion

5.1 The NPPF, paragraph 35 clearly sets out that Plans should enable the delivery of sustainable development in accordance with the policies contained within the framework. Therefore, removal of land to the south of Sunnybank Nurseries, which would condemn residents on Hollins Lane to almost complete car dependency, would be contrary to the sustainability principle at the heart of the Framework.

5.2 Therefore, as confirmed throughout this statement, the proposed modifications to allocation S3/4 are 'unsound' and subsequently should be carried through into the adopted publication.

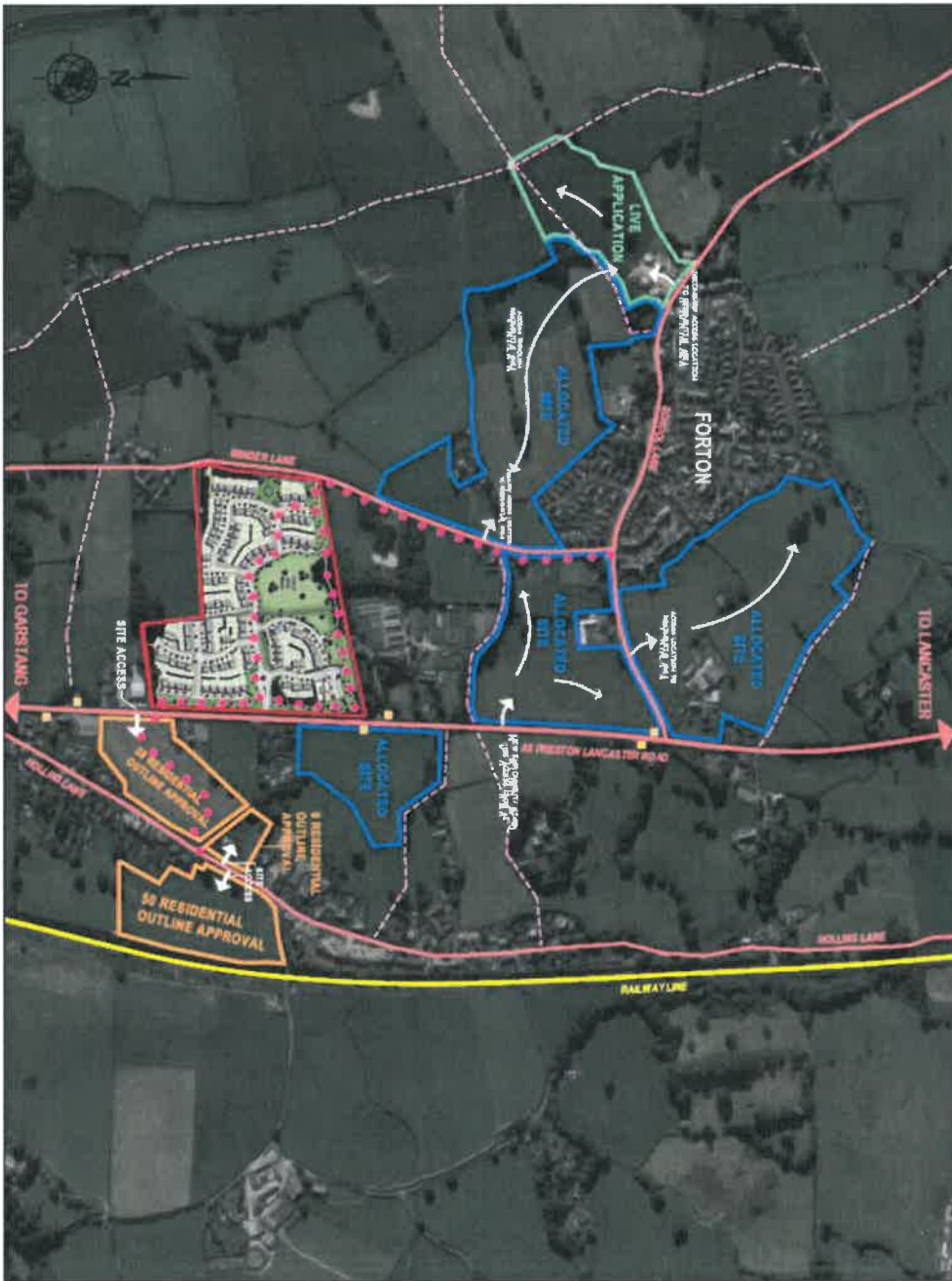
GRAHAM ANTHONY ASSOCIATES

October 2018



# FORTON MASTERPLAN

LAND AT LANCASTER NEW ROAD, FORTON, PRESTON



- KEY**
- BUS STOPS
  - ALLOCATED SITE
  - LIVE APPLICATION
  - OUTLINE APPROVED
  - APPLICATION SITE
  - PUBLIC RIGHTS OF WAY
  - PEDESTRIAN/CYCLE LINK

**GA ASSOCIATES**

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**GA**

LANDSCAPE ARCHITECTURE

100, WATERLOO STREET, MANCHESTER, M2 1AQ

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**MR CARB** Planning Manager

**PORTON MASTERPLAN**

GA8129-MP-01-A

12/17/2018

1:00:11

For Office Use Only: Date Received	24/10/18	Rep. No.	0794a/M/01-04
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B1,C

**PART B – LEGAL COMPLIANCE (MAIN MODIFICATIONS AND SUSTAINABILITY APPRAISAL ADDENDUM 2018 ONLY)**

**Q1 Do you consider the proposed Main Modifications to the Local Plan, including the Sustainability Appraisal Addendum 2018, to be legally compliant?**

Yes  No

0794a/M/01/BS1

Please provide your comment on legal compliance below. If you consider the Main Modifications to the Local Plan and/or Sustainability Appraisal Addendum 2018 not to be legally compliant, please state clearly your reasons and explain how legal compliance can be achieved. Please refer to specific Main Modification reference numbers if required.

Please fill out Part F if you need additional space

**PART C – SOUNDNESS (MAIN MODIFICATIONS ONLY)**

**Q2 To which Main Modification does your representation on soundness relate? Please insert the relevant references in the boxes provided below. Please use a separate Part C continuation form for each additional Main Modification representation.**

Main Modification Reference	MM/ 049
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Paragraph or Policy Reference	Table in SA1 in Appendix C, particularly the fourth column
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**Q3a Do you consider this Main Modification to be "sound"?**

Yes  No

0794/M/02/C

PUBLICATION DRAFT WYRE LOCAL PLAN MAIN MODIFICATIONS 2018 REPRESENTATION FORM

For Office Use Only: Date Received

Rep. No.

If YES please provide additional information below if you wish. If NO please answer question 3b.

Please fill out Part F if you need additional space

**Q3b** If you do not consider this Main Modification to be sound, please specify on what grounds (see guidance note for additional information):

(Please tick one or more boxes as appropriate)

Not positively prepared

Not justified

Not effective

Not consistent with national planning policy

PUBLICATION DRAFT WYRE LOCAL PLAN MAIN MODIFICATIONS 2018 REPRESENTATION FORM

For Office Use Only: Date Received

Rep. No.

**Please provide precise details of why you believe this Main Modification is not sound:**

Column four of the Table in SA1 refers to "Total Site Capacity". The Inspectors Post Hearing Advice Note identifies in Paragraph 7 that the Council's ability to meet its full OAN is constrained by highway capacity but that this assessment has been a high level desktop assessment without robustly modelling the effectiveness of new transport infrastructure in limiting impacts of development. As such there is the potential for sites to deliver more housing if it can be demonstrated that the capacity of allocations should not be limited to a "total".

NPPF 2012 requires authorities to "boost significantly the supply of housing" in paragraph 47. The "Site Capacity" attributed to each allocation is limited by a technical issue which would need to be considered on a site by site basis. The limiting of site capacity through this table does not accord with the NPPF requirement to "boost significantly" housing supply and the wording should be more flexible to allow for more houses to be delivered where acceptable subject to other policies in the plan and material considerations.

**Please fill out Part F if you need additional space**

**Q3c Please specify any further modifications needed to make this Main Modification sound and explain why this is the case. It will be helpful if you are able to put forward your suggested revised wording. Please fill out Part F if you need additional space.**

On the basis of the Inspector's advice outlined under Q3b above it is considered that column four of the table should not be titled "Total Site Capacity" if evidence could be provided that an allocation could deliver more housing without detrimental impact on the highway network this would need to be considered at that time and therefore the number in the table should not be identified as an absolute. A more appropriate form of wording could be " Anticipated Delivery".

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**PART D – SUSTAINABILITY APPRAISAL ADDENDUM 2018**

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**Q4 – If you wish to comment on the Sustainability Appraisal Addendum 2018 please make your representation below.**

Please fill out Part F if you need additional space

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**PART E – NEXT STEPS**

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**Q5a Do you wish to participate at an oral part of the examination if the Inspector considers that further hearings are necessary?**

Yes

No

**Please note that the process for undertaking the examination, including subjects/matters to be addressed and participants, will be decided by the Inspector.**

PUBLICATION DRAFT WYRE LOCAL PLAN MAIN MODIFICATIONS 2018 REPRESENTATION FORM

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Rep. No.

**Q5b If you wish to participate at an oral part of the examination, if held, it would be useful if you can explain why you think this is necessary.**

To allow for potential discussion regarding the points made in this submission

Please fill out Part F if you need additional space

#### **Submitting your representation**

Representations can be submitted using the on-line form which can be accessed and completed on-line at [www.wyre.gov.uk/localplan](http://www.wyre.gov.uk/localplan)

The representation form can also be downloaded from [www.wyre.gov.uk/localplan](http://www.wyre.gov.uk/localplan)

The completed form can be submitted by:

**e-mail** at [planning.policy@wyre.gov.uk](mailto:planning.policy@wyre.gov.uk) or

**Post** to Planning Policy Team, Wyre Council, Breck Road, Poulton-le-Fylde, FY6 7PU.

If you would like assistance in completing your representation or have any other questions about the emerging Wyre Local Plan, please contact the Planning Policy Team by e-mail [planning.policy@wyre.gov.uk](mailto:planning.policy@wyre.gov.uk) or by telephone on 01253 887235 or 01253 887231. Forms **must be received by 5pm on 24 October 2018. Late representations CANNOT be accepted.**

**In submitting the form, you understand that the information given is to the best of your knowledge correct.**

For Office Use Only: Date Received	<input type="text"/>	Rep. No.	<input type="text"/>
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**PART B – LEGAL COMPLIANCE (MAIN MODIFICATIONS AND SUSTAINABILITY APPRAISAL ADDENDUM 2018 ONLY)**

**Q1 Do you consider the proposed Main Modifications to the Local Plan, including the Sustainability Appraisal Addendum 2018, to be legally compliant?**

Yes  No

Please provide your comment on legal compliance below. If you consider the Main Modifications to the Local Plan and/or Sustainability Appraisal Addendum 2018 not to be legally compliant, please state clearly your reasons and explain how legal compliance can be achieved. Please refer to specific Main Modification reference numbers if required.

Please fill out Part F if you need additional space

**PART C – SOUNDNESS (MAIN MODIFICATIONS ONLY)**

**Q2 To which Main Modification does your representation on soundness relate? Please insert the relevant references in the boxes provided below. Please use a separate Part C continuation form for each additional Main Modification representation.**

<b>Main Modification Reference</b>	MM/ 058
------------------------------------	---------

<b>Paragraph or Policy Reference</b>	Sita Allocations (SA1/9 South Stalmine, Stalmine)
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**Q3a Do you consider this Main Modification to be "sound"?**

Yes  No

*07942/M/03/C*

PUBLICATION DRAFT WYRE LOCAL PLAN MAIN MODIFICATIONS 2018 REPRESENTATION FORM

For Office Use Only: Date Received

Rep. No.

If YES please provide additional information below if you wish. If NO please answer question 3b.

Please fill out Part F if you need additional space

**Q3b If you do not consider this Main Modification to be sound, please specify on what grounds (see guidance note for additional information):**

(Please tick one or more boxes as appropriate)

Not positively prepared

Not justified

Not effective

Not consistent with national planning policy



PUBLICATION DRAFT WYRE LOCAL PLAN MAIN MODIFICATIONS 2018 REPRESENTATION FORM

For Office Use Only: Date Received

Rep. No.

**Please provide precise details of why you believe this Main Modification is not sound:**

The proposed modification makes reference to a "Site Capacity" as 180 dwellings. The Inspectors Post Hearing Advice Note identifies in Paragraph 7 that the Council's ability to meet its full OAN is constrained by highway capacity but that this assessment has been a high level desktop assessment without robustly modelling the effectiveness of new transport infrastructure in limiting impacts of development. As such there may be the potential for sites to deliver more housing, including SA1/9.

NPPF 2012 requires authorities to "boost significantly the supply of housing" in paragraph 47. The "Site Capacity" attributed to SA1/9 is limited by a technical issue which would need to be considered in detail as part of any application or applications for the development of the allocation. The limiting of site capacity through this allocation does not accord with the NPPF requirement to "boost significantly" housing supply and the wording should be more flexible to allow for more houses to be delivered where acceptable subject to other policies in the plan and material considerations.

The allocation states the provision of a "home owner pack...highlighting the sensitivity of Morecambe Bay to recreational disturbance will be required". However the proposed allocation at Stalmine has no connection to Morecambe Bay and is a considerable distance. It would seem unreasonable to impose this requirement on this allocation.

**Please fill out Part F if you need additional space**

**Q3c Please specify any further modifications needed to make this Main Modification sound and explain why this is the case. It will be helpful if you are able to put forward your suggested revised wording. Please fill out Part F if you need additional space.**

On the basis of the Inspector's advice outlined under Q3b above it is considered that the term "Site Capacity" does not provide flexibility to allow for a greater amount of housing to be delivered on the allocation. If evidence could be provided that a site could deliver more housing without detrimental impact on the highway network this would need to be considered at that time and therefore the "Site Capacity" number should be clear that it is not a cap or an absolute. A more appropriate form of wording could be "Anticipated Delivery".

It is suggested that point 6. of the Key Development Considerations is deleted. It is not justified given the distance and lack of connection between the allocation and Morecambe Bay.

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**PART D – SUSTAINABILITY APPRAISAL ADDENDUM 2018**

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**Q4 – If you wish to comment on the Sustainability Appraisal Addendum 2018 please make your representation below.**

Please fill out Part F if you need additional space

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**PART E – NEXT STEPS**

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**Q5a Do you wish to participate at an oral part of the examination if the Inspector considers that further hearings are necessary?**

Yes  No

**Please note that the process for undertaking the examination, including subjects/matters to be addressed and participants, will be decided by the Inspector.**

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Rep. No.

**Q5b If you wish to participate at an oral part of the examination, if held, it would be useful if you can explain why you think this is necessary.**

To allow for potential discussion regarding the points made in this submission

Please fill out Part F if you need additional space

#### **Submitting your representation**

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**Post** to Planning Policy Team, Wyre Council, Breck Road, Poulton-le-Fylde, FY6 7PU.

If you would like assistance in completing your representation or have any other questions about the emerging Wyre Local Plan, please contact the Planning Policy Team by e-mail [planning.policy@wyre.gov.uk](mailto:planning.policy@wyre.gov.uk) or by telephone on 01253 887235 or 01253 887231. Forms must be received by 5pm on 24 October 2018. Late representations CANNOT be accepted.

**In submitting the form, you understand that the information given is to the best of your knowledge correct.**

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**PART B – LEGAL COMPLIANCE (MAIN MODIFICATIONS AND SUSTAINABILITY APPRAISAL ADDENDUM 2018 ONLY)**

**Q1 Do you consider the proposed Main Modifications to the Local Plan, including the Sustainability Appraisal Addendum 2018, to be legally compliant?**

Yes  No

Please provide your comment on legal compliance below. If you consider the Main Modifications to the Local Plan and/or Sustainability Appraisal Addendum 2018 not to be legally compliant, please state clearly your reasons and explain how legal compliance can be achieved. Please refer to specific Main Modification reference numbers if required.

Please fill out Part F if you need additional space

**PART C – SOUNDNESS (MAIN MODIFICATIONS ONLY)**

**Q2 To which Main Modification does your representation on soundness relate? Please insert the relevant references in the boxes provided below. Please use a separate Part C continuation form for each additional Main Modification representation.**

Main Modification Reference	MM/ 100
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Paragraph or Policy Reference	Proposed allocation site SA1/9
-------------------------------	--------------------------------

**Q3a Do you consider this Main Modification to be "sound"?**

Yes  No

*07949/n/04/c*

PUBLICATION DRAFT WYRE LOCAL PLAN MAIN MODIFICATIONS 2018 REPRESENTATION FORM

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Rep. No.

If YES please provide additional information below if you wish. If NO please answer question 3b.

The proposed alteration to allocation SA1/9 provides a more accessible extension to the settlement of Stalmine, bringing the development closer to the centre of the village. The proposed modification also incorporates land which is in the direct control of Wainhomes a developer with a proven track record of delivery in the Borough. The proposed amended allocation will provide for the delivery of the site.

Please fill out Part F if you need additional space

**Q3b** If you do not consider this Main Modification to be sound, please specify on what grounds (see guidance note for additional information):

(Please tick one or more boxes as appropriate)

Not positively prepared

Not justified

Not effective

Not consistent with national planning policy

PUBLICATION DRAFT WYRE LOCAL PLAN MAIN MODIFICATIONS 2018 REPRESENTATION FORM

For Office Use Only: Date Received

Rep. No.

**Please provide precise details of why you believe this Main Modification is not sound:**

n/a

**Please fill out Part F if you need additional space**

**Q3c Please specify any further modifications needed to make this Main Modification sound and explain why this is the case. It will be helpful if you are able to put forward your suggested revised wording. Please fill out Part F if you need additional space.**

n/a

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**PART D – SUSTAINABILITY APPRAISAL ADDENDUM 2018**

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**Q4 – If you wish to comment on the Sustainability Appraisal Addendum 2018 please make your representation below.**

Please fill out Part F if you need additional space

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**PART E – NEXT STEPS**

---

**Q5a Do you wish to participate at an oral part of the examination if the Inspector considers that further hearings are necessary?**

Yes

No

**Please note that the process for undertaking the examination, including subjects/matters to be addressed and participants, will be decided by the Inspector.**

For Office Use Only: Date Received

Rep. No.

**Q5b If you wish to participate at an oral part of the examination, if held, it would be useful if you can explain why you think this is necessary.**

To promote the allocation and respond to an yissues in respect of site delivery timings etc.

Please fill out Part F if you need additional space

#### **Submitting your representation**

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# Wainhomes C/O Emery Planning

PUBLICATION DRAFT WYRE LOCAL PLAN MAIN MODIFICATIONS 2018 REPRESENTATION FORM

For Office Use Only: Date Received	24/10/18	Rep. No.	0794b/M/01-11
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B1, C, D, 6C

## PART B – LEGAL COMPLIANCE (MAIN MODIFICATIONS AND SUSTAINABILITY APPRAISAL ADDENDUM 2018 ONLY)

**Q1 Do you consider the proposed Main Modifications to the Local Plan, including the Sustainability Appraisal Addendum 2018, to be legally compliant?**

Yes  No  0794b/M/01/B1

Please provide your comment on legal compliance below. If you consider the Main Modifications to the Local Plan and/or Sustainability Appraisal Addendum 2018 not to be legally compliant, please state clearly your reasons and explain how legal compliance can be achieved. Please refer to specific Main Modification reference numbers if required.

Please fill out Part F if you need additional space

## PART C – SOUNDNESS (MAIN MODIFICATIONS ONLY)

**Q2 To which Main Modification does your representation on soundness relate? Please insert the relevant references in the boxes provided below. Please use a separate Part C continuation form for each additional Main Modification representation.**

Main Modification Reference	MM/ 03,04,05, 21, 22, 51, 58, 90
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Paragraph or Policy Reference	
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**Q3a Do you consider this Main Modification to be “sound”?**

Yes  No

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Rep. No.

If YES please provide additional information below if you wish. If NO please answer question 3b.

Please see our separately submitted Statement, which is appended to this Form.

Please fill out Part F if you need additional space

**Q3b If you do not consider this Main Modification to be sound, please specify on what grounds (see guidance note for additional information):**

(Please tick one or more boxes as appropriate)

Not positively prepared

Not justified

Not effective

Not consistent with national planning policy

For Office Use Only: Date Received

Rep. No.

**Please provide precise details of why you believe this Main Modification is not sound:**

Please see our separately submitted Statement, which is appended to this Form.

**Please fill out Part F if you need additional space**

**Q3c Please specify any further modifications needed to make this Main Modification sound and explain why this is the case. It will be helpful if you are able to put forward your suggested revised wording. Please fill out Part F if you need additional space.**

Please see our separately submitted Statement, which is appended to this Form.

For Office Use Only: Date Received

Rep. No.

## PART D – SUSTAINABILITY APPRAISAL ADDENDUM 2018

**Q4 – If you wish to comment on the Sustainability Appraisal Addendum 2018 please make your representation below.**

Please see our separately submitted Statement, which is appended to this Form.

Please fill out Part F if you need additional space

## PART E – NEXT STEPS

**Q5a Do you wish to participate at an oral part of the examination if the Inspector considers that further hearings are necessary?**

Yes  No

**Please note that the process for undertaking the examination, including subjects/matters to be addressed and participants, will be decided by the Inspector.**

For Office Use Only: Date Received

Rep. No.

**Q5b If you wish to participate at an oral part of the examination, if held, it would be useful if you can explain why you think this is necessary.**

This would provide our client with the opportunity to critically examine the Council's position in order to ensure the plan is sound. Oral examination allows for a more forensic examination of the evidence and in-depth analysis of the various opinions.

Please fill out Part F if you need additional space

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# Wyre Local Plan – Proposed Main Modifications October 2018

for Wainhomes (North West) Ltd

Emery Planning project number: 17-366

Emery Planning  
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Project : 17-366  
Site address : Wyre Local Plan Main  
Modifications  
Client : Wainhomes (North West)  
Ltd  
  
Date : October 2018  
Author : Stephen Harris

This report has been prepared for the client by Emery Planning with all reasonable skill, care and diligence.

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trading as Emery Planning.

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## 1. Introduction

- 1.1 Emery Planning is instructed by Wainhomes North West Ltd to submit representations to the consultation on the Proposed Main Modifications to the Wyre Local Plan.
- 1.2 We have made representations to previous stages of the emerging local plan and we attended and made representations to the relevant Matters 2, 3, 4 and 8 hearing sessions in May 2018.
- 1.3 The Proposed Main Modifications to the Wyre Local Plan were published by the Council following the Local Plan Inspector's Post-Hearing Advice Note, published 5<sup>th</sup> July 2018 (hereafter referred as the Report). Our representations to this consultation are summarised as follows:
- The Council has now incorporated over 1,000 additional houses into the trajectory subsequent to the Local Plan Inspector's Report, although it is not clear whether the OAN could be met in full in accordance with the requirements of the NPPF.
  - It is not clear whether the Council now concedes that the full OAN could be delivered without significant and demonstrable harm in terms of highways constraints.
  - The Council proposes to deal with the shortfall in the OAN through a Local Plan Review mechanism, although there is no flexibility or contingency built into the local plan and a risk that it will become out-of-date shortly after adoption i.e. marginal 5-year housing land supply position and the slippage of just one dwelling would mean that the housing requirement could not be delivered.
  - There is a real risk that the Council's recently published guidance on masterplanning will mean that the Council could not demonstrate a 5-year housing land supply, and insufficient houses would be delivered over the plan-period. The Council's assumptions about the delivery of sites does not acknowledged the protracted process advocated by the Council for each draft site allocation in terms of masterplanning.
  - The Council's approach to *masterplanning* for each site allocation would only serve to exacerbate the real risks associated with the housing trajectory and the absence of any flexibility or contingency; lead-in times for the trajectory have had no regard for the guidance recently published by the Council with respect to the masterplanning process.
- 1.4 References in this statement are made to the 2012 Framework due to the transitional arrangements in the 2018 Framework. However we do raise issues with how the transitional arrangements will work in practice particularly on matters of housing land supply.

## 2. Main Modifications

### Overall housing numbers: MM/03, MM/04, MM/05 and MM/021

- 2.1 These modifications to the Local Plan respond to the Local Plan Inspector's Report and his comments with regard to the failure to ensure that the identified objectively assessed housing need (479dpa) is met in full. The Inspector raised concerns that the highways evidence has not justified the Council's constrained approach to meeting the OAN through the Local Plan.
- 2.2 Although the Council had previously considered that it was not possible to meet the full OAN due to highways constraints, the Main Modifications referenced above now incorporate over 1,000 additional dwellings into the trajectory. The Local Plan as amended would now seek to deliver 9,285 dwellings over the plan-period and this would equate to 464 dpa; there would remain a shortfall of 295 dwellings over the plan-period in terms of the OAN. This means that the identified needs of 295 households would not be met through the local Plan, which is a significant shortfall.
- 2.3 The shortfall of 295 households should be seen within the context of the Borough's significant affordable housing needs, which equate to between 134 and 189 affordable houses per annum as set out through the SHMA. The failure to meet the OAN in full through the emerging local plan would only serve to exacerbate unmet affordable housing needs across the Borough. Furthermore, the Council's approach should also be seen within the context of the low levels of new housebuilding over a prolonged period of time; the average number of houses delivered across the Borough has averaged just 274 dpa since 2011.
- 2.4 It is important that the emerging local plan seeks to significantly boost the supply of homes in accordance with the requirements of the NPPF, and the OAN is met in full (see paragraph 47 of the NPPF).
- 2.5 The possibility for a Local Plan Review has been suggested by the Local Plan Inspector as a way of ensuring that the Council is able to get a local plan as soon as possible. Since the Local Plan Inspector's Report in July 2018, over 1,000 additional houses have been identified by the Council and incorporated into the housing trajectory. It is not clear whether there are additional houses that could be identified at this stage in order to meet the OAN in full but with 1,000 additional houses found despite the highways evidence to date we would suggest there is. However we do not that the Inspector does provide the option of a Local Plan Review

MM/03 - 0794b/M/02/C LP Strategy  
MM/04 - 0794b/M/03/C Strat policies  
MM/05 - 0794b/M/04/C SPI  
MM/021 - 0794b/M/05/C Housing

mechanism. The key point at this stage is to ensure that the plan that is adopted following this examination is robust and is not out of date on adoption. We consider that there is a very real risk of that happening hence why we consider changes are required to the plan as proposed to be modified.

- 2.6 We have not seen evidence of a balancing exercise being carried out for the purposes of paragraph 14(b) of the NPPF:

*“Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:*

*— any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*

*— specific policies in this Framework indicate development should be.”*

- 2.7 It is not clear whether the Council now concedes that there are no highways constraints in terms of the 479dpa figure being met in full. An informed judgement cannot be made as to the 295 dwelling shortfall and whether this amount of additional housing would result in significant and demonstrable adverse consequences when assessed against the benefits of meet the OAN in full.

- 2.8 We acknowledge the benefits associated with getting a local plan in place as soon as possible so that future development is plan-led, policies are up-to-date and allocations can be made which would boost the provision of housing and ensure a 5 year supply. In order for the Local Plan mechanism to serve any meaningful planning purpose, it is important therefore that the plan as adopted serves to provide a means through which the housing requirement is met. Otherwise, the plan will quickly become out-of-date and future development will be determined on the basis of individual planning applications and/or appeals. The consequences of a plan with insufficient flexibility has been seen in Preston where applications and appeals have been approved.

- 2.9 The housing trajectory set out through Appendix 1 of the Housing Implementation Strategy (2018) provides no flexibility; it seeks to deliver 9,285 dwellings over the plan-period. It is inevitable that sites within the housing trajectory, both large and small, will not be built out at the rates envisioned within the trajectory for a variety of reasons, even if the evidence currently indicates that they are deliverable/developable. It should be noted that the delivery test in the

revised NPPF and PPG are much more onerous and in Fylde for example has resulted in their supply reducing by 736 dwellings.

- 2.10 Having regard for past delivery rates in Wyre and the failure to meet housing requirements, the inflexible approach through the housing trajectory highlights the risks and lack of contingency in ensuring that the constrained housing requirement is met. It is likely that the shortfall against the full OAN would be greater than 295 dwellings as certain sites inevitably do not deliver as anticipated by the Council.
- 2.11 Furthermore, the Council's approach to windfall sites further emphasises the risk that the 9,285 figure would not be met over the plan-period. The Local Plan Inspector's endorsed the inclusion of a windfall allowance of between 25 dpa and 50dpa over the plan-period at paragraph 20 of his Report. The Council has responded by incorporating 50dpa into the housing trajectory from the year 2021 i.e. the upper range of what the Inspector considered appropriate will be delivered year-on-year over the plan-period and this equates to 500 dwellings over the plan-period. We have no objection to a windfall allowance but again the evidence base including highways need to demonstrate that this can be delivered.

### **5-year housing land supply (MM/22)** 0794b/M/06/C

- 2.12 The Housing Implementation Strategy (2018) provides for a new methodology for calculating the 5-year housing land supply, and this is reflected through Main Modification MM/22. The Council's revised 5-year housing land supply position is set out at Section 7 of the Housing Implementation Strategy report.
- 2.13 The Council's position is that a 5.19 year housing land supply could be demonstrated upon adoption of the plan, and this is based upon:
- 'Liverpool Method' for addressing the backlog.
  - 20% buffer.
  - Small-site permissions allowance of 426 dwellings (473 dwellings minus 10%).
  - Windfall allowance of 100 dwellings (50dpa for 2021/22 and 22/23).
  - A deliverable supply of 3,472 dwellings over the 5-year period.

2.14 The Council's housing land supply position would be marginal even with the benefit of the Liverpool Method in terms of addressing the backlog.

2.15 The threshold in terms of achieving a deliverable 5-year housing land supply is 3,340 dwellings based on the Council's methodology. As such, it would take for 133 dwellings to fail to be delivered over the 5-year period for the housing land supply position to fall short of 5-years.

2.16 The Local Plans Expert Group published its report to the Communities Secretary and the Minister of Housing and Planning in March 2016; paragraph 11.2 of the report identifies that particular problems currently occur with identifying and maintaining a five year supply of housing land, not least because:

i. the factors affecting a five year land supply calculation are 'live', in the sense that matters such as build rates, site circumstances etc. change constantly so that, whatever a Local Plan Inspector finds as a result of the local plan examination will be out of date even before the local plan is adopted;

ii. even though local plan examinations are often dominated by five year supply issues, they rarely have the time to address the full detail properly and there are several examples of appeals being won on the five year issue immediately after a local plan has been adopted because further scrutiny is possible through section 78 appeals;

iii. even where a Local Plan has recently been found sound – with a housing requirement that meets OAN – the subsequent publication of new household projections or other data is being cited by developers and others as reason to argue that the plan is out of date; because Plans tend only to allocate the minimum amount of land they consider necessary, once adopted, there is little that Local Plans can do to address any shortages that appear in the five year supply.

2.17 Again, the Council's approach only serves to emphasise the absence of contingency and the risks in terms of the plan becoming out-of-date subsequent to adoption when the 5 year supply is assessed against the deliverability test in the revised NPPF and PPG. Our reading of the NPPF and PPG is that paragraphs 73b and 74 would not apply to this plan when read alongside the PPG (ref 3-049-20180913). Even if it did the period of grace is limited.

### **Local Plan Review mechanism (MM/90)**

0794b/ M / 07/C

2.18 Again, we acknowledge the potential benefits arising from the incorporation of a Local Plan Review mechanism e.g. securing a plan-led system. However, it would only serve a meaningful planning purpose where the plan secures a robust 5-year housing land supply and developable

supply over the plan-period; otherwise, the plan is likely to become out-of-date shortly after adoption and the benefits of incorporating a Local Plan Review mechanism will not be realised.

2.19 The Council should make every effort to significantly boost the supply of housing within the short-term, and the housing land supply position should far exceed the 5-year minimum figure in order to provide an element of flexibility going forwards. However, the Council's 5-year housing land supply position upon adoption of the emerging local plan would be marginal and against the less onerous revised and PPG. It is not clear that the Council has exhausted all options to ensure that a more robust 5-year housing land supply could be achieved as discussed elsewhere within this Statement.

2.20 In terms of the actual wording Policy LPR1 of the Local Plan, we would suggest that the wording should be revised to emphasise that the OAN should be met in full as a minimum; the OAN should not represent a ceiling to housing development. In terms of part 2 of this policy, the review of the transport and highway issues should fully reflect the concerns raised by the Inspector at paragraph 13 of his Report e.g. the modelling should be more robust and LCC's approach to severe congestion should be reviewed. It is not sufficient to simply say that the Council will undertake a review of housing and highway scheme commitments as per 2(i, ii, iii and iv) of this policy; this policy should provide sufficient confidence that the Council will undertake a thorough review of the evidence base with regards to highways constraints alongside LCC.

### **Lambs Road, Thornton-Cleveleys – SA1/2 (MM/51)** 0794b/m/08/c

2.21 Our client welcomes the incorporation of the following amendments to the wording of Policy SA1/2 as agreed with the Council during the examination hearing sessions:

- Either/or scenario for the provision of suitable highways infrastructure i.e. it may be via off-site improvements if it can be demonstrated that this most appropriate.
- Either/or scenario for education provision i.e. it may be via off-site expansion if it can be demonstrated that this most appropriate.

2.22 With regard to the second bullet point outlined above, our client has tried to engage with LCC Education Authority via email and phone since August 2018 and has requested a meeting to discuss the Draft Site Allocation SA1/2 and what LCC's requirements may be. LCC Education Authority responded by email 18<sup>th</sup> September 2018 advising that they are awaiting the Local Plan Inspector's Report prior to any engagement with developers (see **EP2** of this Statement);

we are still not aware of any evidence to suggest that a new school is justified and the Education Authority's approach to engaging only subsequent to the Inspector's Final Report is likely to delay the delivery of sites beyond what the Council has envisaged through the Housing Trajectory. We also approached the Education Authority in April 2018 and asked for a response to our letter stating that the evidence available suggests that the most sustainable option would be to expand off-site schools rather than provide a new one through SA1/2 (see Appendix EP1 of our Matter 8 Hearing Statement – April 2018); we have not received any communication from the Education Authority.

- 2.23 We addressed the absence of evidence justifying the wording of the Submission Version of the Local Plan in respect of the above issues through our Hearing Statement for Matter 8 (paras. 2.6 – 2.9) and during the examination hearing sessions.
- 2.24 With regard to the requirement for a masterplan, the Council has recently published guidance on this process and we discuss this in detail at Section 4 of this Statement.

### **South Stalmine – SA1/9 (MM/58)**

0794b/M/09/C

- 2.25 Our client welcomes the inclusion of their site interest a part of the site allocation SA1/12 for the delivery of housing. We addressed this former 'omission site' through our representations to the Publication Version of the Draft Wyre Local Plan in November 2017 (Omission site no. 3 at Section 8 - Land off Carr End Lane, Stalmine). There is a pending planning application with the LPA for the erection of up to 65 dwellings on this land (LPA ref: 18/00899/OUTMAJ) and construction of housing on this site would comprise a natural continuation of the adjacent development, which is within our client's control and has reserved matters consent for 77 dwellings (LPA ref: 14/00226/OUTMAJ).
- 2.26 Our client welcomes the incorporation of the amendment to the wording of Policy SA1/9 as agreed with the Council during the examination hearing sessions such that there is flexibility is provided as to how education provision is addressed i.e. it may be via off-site expansion if it can be demonstrated that this most appropriate.
- 2.27 With regard to the requirement for a masterplan, the Council has recently published guidance on this process and we discuss this in detail at Section 4 of this Statement.

07946/M/10/D

### 3. Sustainability Appraisal Addendum Post-Submission Main Modifications (September 2018 – Arcadis)

- 3.1 The Addendum Sustainability Appraisal considers the OAN and reasonable alternatives at Section 2 of the document (pages 2 and 3). In Section 1, the document suggests that the Council has identified a 464dpa figure as the housing requirement on the basis that it falls within the 'OAN range'. However, the Council and the Local Plan Inspector have both identified the OAN for Wyre equates to 479dpa. It should be made clear that the 464dpa figure falls short of the full OAN and would result in the needs of 295 households not being met over the plan-period.
- 3.2 We are not aware of any reasoned justification for the 464 dpa figure as we have discussed elsewhere within this Statement.
- 3.3 Section 2 of the Sustainability Appraisal Addendum discusses two reasonable alternatives to the 464dpa figure i.e. the OAN in full of 479dpa and 457dpa. The Environmental, Social and Economic impacts are discussed and a summary is provided and this concludes that the differences between the three scenarios are 'very small'; on this basis the 464dpa approach is endorsed as it would provide a:

*'sufficient quantity of development in rural locations to potentially enhance the vitality of small village centres whilst providing good scope for avoiding more severe impacts on natural environment Objectives.'*

- 3.4 We do not consider that the failure to meet the needs of 295 households would result in 'very small' impacts. We consider that the failure to meet the needs of these households would result in significantly adverse impacts in terms of the social and economic roles of sustainable development:
- The failure to meet the needs of 295 households would have significantly adverse social consequences for those identified households, and it would exacerbate adverse market signals across the Borough as supply falls short of meeting identified needs e.g. affordability ratio and house prices.
  - The failure to meet the needs of 295 households would result in significantly fewer affordable units over the plan-period (89 affordable units based upon 30% provision), and this should be seen within the context of the Borough's identified affordable housing needs (i.e. between 134 and 189 dpa as per the SHMA) and would have adverse social consequences.



- The failure to meet the needs of 295 households would have adverse consequences for economic impacts e.g. construction jobs impacts upon the supply chain as a result of less household expenditure on local services.

3.5 Unfortunately, Section 2 of the Sustainability Appraisal Addendum does not make any reference to the advantages or disadvantages of addressing the shortfall of 295 dwellings over the plan-period. With regard to social impacts, the document only discusses the potential for development supporting local services and 'accessibility' to services and the economic impacts are only discussed within the context of the vibrancy and vitality of rural settlements. This falls short of a proper assessment of the likely impacts arising from the reasonable alternatives.

3.6 It is not considered that the Sustainability Appraisal Addendum provides a sound basis for assessing the likely effects arising from such scenarios.

## 4. Masterplanning 0794b/M/11/GC

- 4.1 As discussed elsewhere within this Statement, the Council's housing trajectory incorporates no flexibility over the plan-period and the 5-year housing land supply is marginal. Within the context of a Local Plan Review mechanism being incorporated, it is particularly important that the Council ensures that there are no planning barriers to the early release of sites as per paragraph 7.2.6 of the Wyre Local Plan (Examination Library Document Ref: EL6.002).
- 4.2 The policy wording for the draft site allocations for the Local Plan reference a requirement for the sites to be brought forward in line with a masterplan, which must be agreed by the local planning authority prior to the grant of planning permission. This requirement was the subject of significant objection from interested parties through Hearing Statements and during the hearing sessions in May 2018. Particular concern was raised by those representing the larger site allocations that a masterplan requirement risks under-delivery and slippage.
- 4.3 It was not clear during the examination hearing sessions what the masterplan requirement may entail. For instance, it may have been discharged through the grant of outline planning permission as the parameters and phasing of development may be established through approved documents and planning conditions. The evidence base with regard to lead-in times for sites within the housing trajectory has had no regard for a particular masterplanning process; instead, the Housing Background Paper (Submission Library Ref: ED010) reflect 'standard assumptions' partly based upon historic rates (see paragraph 4.6 below).
- 4.4 The Council has now published Guidance on Masterplans, which was endorsed at Wyre Cabinet meeting of 5<sup>th</sup> September 2018. We enclose the approved guidance at **EP1** of this Statement and provide a summary below:
- An approved Masterplan will be required for all site allocations over 50 dwellings prior to the grant of outline or full planning permission.
  - The approval of Masterplans for allocations of fewer than 100 dwellings, and with no on-site infrastructure requirements (e.g. school, retail, community facility), may be delegated to the Planning and Economic Portfolio Holder. Otherwise, the decision-making process will be dealt with via Cabinet.
  - All masterplans will be subject to internal consultation with Members of the Planning Policy Working Group (PPWG). A meeting of the PPWG will be held for allocations involving more than 100 dwellings.

- Masterplan will involve:
  - A written document and visual material with reference to spatial principles and Key Development Considerations e.g. plans, drawing, photographs.
  - Guidance is provided on what should be included within the written text and this should include planning policy context, findings of technical studies, a reconnaissance plan, a strategic vision, development principles, a framework for delivering infrastructure requirements and a phasing plan.
  - Engagement with a Landowner Group comprising landowners and developers; there will an inaugural meeting alongside further meetings thereafter and there will be a need to agree working relationships, budget, timetable, commissioning of work and an 'equalisation agreement'.
  - Engagement with a Stakeholder Group comprising landowners, officers, Members, town/parish councils, consultees such as LCC Highways Authority and Education Authority; this will need to agree a vision, scope of the evidence, design principles, consultation exercise and the draft masterplan.
  
- Site surveys and technical studies will be required and this may include:
  - Topographical survey, including ground conditions
  - Environmental protection matters such as ground contamination, air quality and noise
  - Landscape and visual assessment incorporating a townscape and character appraisal
  - Phase 1 habitat survey
  - Tree and hedges survey
  - Open space analysis, to cover the immediate area
  - Flood risk assessment
  - Transport assessment
  - Heritage assessment including archaeological survey
  - Utility services – electricity, gas, sewerage, drainage, water supply
  - The requirement for community facilities in the immediate area, including educational provision.
  
- Public engagement and consultation will be required and will include:
  - A minimum 3 week consultation period, although this would be agreed via the Stakeholder Group.
  - Publication using existing community networks and organisations.
  - Drop-in session(s) in the local area.
  - Setting out the conclusions of various studies in map form.
  - Set out what reasonable options exist.
  - A summary of responses and preparation of an appropriate response by the agent.

4.5 As per our comments earlier, there is no recognition of such a process through the lead-in times for sites within the housing trajectory for the Local Plan. We consider that the masterplan

process required by the Council is likely to take between 6 and 12 months (most likely towards 12 months) taking into account the need for preparing the written and visual documentation, engaging with meetings (e.g. Planning Policy Working Group (PPWG), Landowner Group, Stakeholder Group) and it is not clear how many such meetings would be necessary, undertaking public consultation to include drop-in sessions, the decision-making process at Cabinet (this meets once every month or two months) etc.

4.6 With regard to external consultees, there would be no statutory timescales for engagement with the masterplanning process at **EP1**. For instance, we and our client have tried to engage LCC Education Authority for a number of months through the emerging local plan process without success and there is no guarantee that the Education Authority would suddenly be forthcoming and proactively engaged through the masterplanning process (see paragraph 2.22 and **EP2** of this Statement).

4.7 As per paragraphs 6.2 and 6.4 of the Housing Implementation Strategy (Examination Library Ref: EL8.005) lead-times are based upon standard assumptions and informed by information obtained by housebuilders and historic evidence. There has been no acknowledgement of a masterplanning process as per EP1 of this Statement. Paragraph 6.7 of the Housing Implementation Strategy states the following:

*“It is a challenging trajectory but one that reflects that there are no policy reasons which should delay delivery of sites.”*

4.8 We consider that the masterplan process is likely to delay delivery on the allocated sites. This is a critical point given the following:

- There is no flexibility or contingency built into the housing trajectory; it assumes that all sites will deliver precisely as anticipated by the Council and windfall sites will deliver at 50dpa each and every year.
- The Council's 5-year housing land supply position is marginal and it would take just 133 dwellings to 'slip' for the supply to fall below 5 years (83 dwellings if the windfall rate was reduced to 25dpa rather than 50dpa).
- The Council is not fulfilling the requirement for the OAN to be met in full, despite there being no robust evidence in support of a constrained approach to the release of housing.
- The Council has failed to deliver sufficient housing for a prolonged period of time and the identified affordable housing needs would not be met even if the OAN was delivered in full.

4.9 There are a number of draft allocations within the 5-year supply that do not benefit from planning permission and would be subject to the masterplan requirement at **EP1** of this Statement:

- Fleetwood Marina (SA3/1): 10 dwellings in 2022/23.
- Forton Extension (SA3/4): 20 dwellings each year from 2021/22.
- Land West of Cockerham Road, Garstang (SA1/16): 10 dwellings in 2021/22 and 40 dwellings thereafter.
- Inskip Extension (SA1/13) – 25 dwellings from 2022/23 (i.e. that element of the site that does not benefit from planning permission).
- Land South of Blackpool Road, Poulton-le-Fylde (SA1/8) – 20 dwellings in 2021/22 and 50 dwellings thereafter.
- Land between Fleetwood Road North and Pheasant Wood, Thornton (SA1/3) – 10 dwellings in 2021/22 and 25 thereafter.
- Hillhouse Technology Enterprise Zone, Thornton (SA4) – 10 dwellings in 2021/22 and 30 thereafter.

4.10 There are almost 300 dwellings within the 5-year supply relating to draft site allocations that do not have the benefit of planning permission. Once 12 months is added into the housing trajectory to reflect the Council's requirements in terms of the masterplanning process at **EP1** then it can reasonably be concluded that the Council would not be able to demonstrate a 5-year housing land supply upon adoption of the plan. Pushing the trajectory along 12 months would mean that 200 dwellings from those sites summarised above would fail to deliver within the 5-year housing land supply; the Council could demonstrate a housing land supply upon adoption of the plan of 4.89 years on this basis.

4.11 Furthermore, a number of draft allocated sites within the trajectory include a significant number of housing within the final year of the plan-period, for instance:

- North of Norcross Lane, Norcross (SA1/11) – 30 dwellings in 2030/31.
- Forton Extension (SA3/4) – 10 dwellings in 2030/31.
- Land West of the A6, Garstang (SA3/5) - 15 dwellings in 2030/31.
- Land West of Great Eccleston (SA3/3) –50 dwellings in 2030/31.

4.12 Pushing the trajectory along 12 months would also mean that the plan fails to ensure the delivery of the housing requirement; as discussed elsewhere within this Statement, there is no contingency within the Local Plan for such slippage.

4.13 We consider it necessary that either of the following is incorporated into the local plan:

- additional sites are identified and allocated through the plan in order to achieve a 5-year housing land supply upon adoption of the plan, and ensure that the housing requirement is delivered over the plan-period; or
- the requirement for a masterplan to be agreed for each site allocation should be deleted from the Key Development Considerations (matters relating to piecemeal/comprehensive development, phasing and infrastructure requirements can be dealt with on a case-by-case basis).

4.14 We have had direct experience of the Council's new guidance on masterplanning at **EP1**. Part of the Draft Site Allocation SA1/3 (Land off Lambs Road, Thornton-Cleveleys) benefits from reserved matters consent for 157 dwellings i.e. Phase 1. We lodged an outline planning application September 2017 and it was validated on 3<sup>rd</sup> October 2017 (LPA ref: 17/00951/OUTMAJ). This application seeks planning permission (access matters reserved except access) for the erection of up to 66 dwellings with associated works, and it effectively comprises Phase 2 of the Draft Site Allocation.

4.15 We have provided the LPA with the following information in support of this lodged application:

- The proposed development would not prejudice the remaining site allocation in highways terms, and a technical note has been provided to this effect.
- There is no evidence to suggest that Lancashire County Council do request land for a new primary school; the education authority has requested an off-site financial contribution through 17/00951/OUTMAJ.
- Phase 1 has already been the subject to the grant of planning permission for almost 50% of the overall site allocation in terms of the number of dwellings.
- The land at Phase 2 and the vast majority of the residual land falls within the same land ownership. The delivery of the residual number of dwellings once Phase 1 and 17/00951/OUTMAJ are accounted for (i.e. 137 dwellings in order to achieve 360 dwellings as per the draft site allocation) can be provided within land in the control of our client and within the same land ownership. It is not reliant upon third parties.
- Our client is happy to accept a planning condition for a 280sqm net sales retain store to be provided at reserved matters stage in accordance with the Key Development Considerations of Draft Policy SA1/3.

- 4.16 However, the LPA has advised that our client must engage with the masterplan process and the lodged planning application is likely to be refused in the absence of an approved masterplan as per **EP1**. Such a process would not serve any meaningful planning purpose in the case of our client's development and it would only serve to delay matters. This experience emphasises the lack of flexibility in terms of the LPA's approach to the masterplanning process and their view that it must be applied regardless of the circumstances specific to that site.
- 4.17 We consider that due consideration should be given to the larger site allocations in particular, which involve multiple land ownerships. See paragraph 2.26 of our Matter 8 Hearing Statement (April 2018) in particular; the Draft Site Allocation SA1/8, which is now allocated for 300 dwellings, involves multiple ownerships and regard should be had for how the various land uses are dispersed across the allocation. However, matters such as phasing and development principles could be addressed on a site-by-site basis and through an outline planning application.
- 4.18 The deletion of the requirement for all site allocations to adhere to a masterplan process, now defined as that process at **EP1** of this Statement, would ensure that draft allocations are not unnecessarily delayed and that the prospect sites to fall outside of the 5-year period, and the overall plan-period, would be minimised. Given the Council's approach to constraining the housing requirement, achieving a marginal 5-year supply and providing no flexibility into the housing trajectory, it is critical that all barriers are removed that could delay the delivery of sites as per the Council's assumptions set out within the housing trajectory.
- 4.19 An outline planning application provides all parties with a degree of certainty and the process is controlled by way of statutory measures set out in planning legislation in terms of timescales for a decision and what all parties may expect from the process e.g. DMPO 2015. The applicant may seek to progress a 'planning performance agreement' with the LPA and has the option of third party adjudication in the event of 'non-determination'. The Council may strictly control design principles, phasing and infrastructure delivery through planning conditions and/or legal agreement, thereby providing a developer/housebuilder with defined parameters through which to progress a reserved matters application.
- 4.20 The masterplanning process at **EP1** on the other hand is not defined through any statutory legislation. It is an uncertain process for developers/landowners/housebuilders as there are no statutory controls as to timescales for a determination and ensuring that external consultees properly engage in the process (e.g. LCC Education Authority), and there is no right of appeal

to an independent body. Even with the benefit of an approved masterplan, it is likely that an applicant (particularly a strategic land company or a private landowner) would pursue an outline planning application in order to provide certainty in terms of parameters prior to taking a site to the market; an approved masterplan would not give a housebuilder the same level of certainty in terms of purchasing a site and progressing a detailed planning application when compared to an outline planning permission. In the event that the Council requires detailed matters to be agreed through the masterplan process (e.g. house types, site layout, parking arrangements etc.), it is likely that a housebuilder would not be involved in such discussions at such a stage on many sites and there may be a need to revisit the entire masterplan process again once housebuilders introduce their own ideas/preferences in terms of urban design. The reality is that a masterplan process in many instances would only serve to significantly delay delivery through trying to agree matters that could appropriately and more effectively be controlled through the statutory process related to an outline planning application.



## 5. Appendices

**EP1** – The Council's Guidance on the Preparation of Masterplans approved at Cabinet 5<sup>th</sup> September 2018.

**EP2** – Our client's email correspondence with LCC Education Authority in terms of trying to engage with regard to Draft Site Allocation SA1/2.

EP1

Report of:	Meeting	Date	Item no.
Cllr Michael Vincent, Planning and Economic Development Portfolio Holder and Garry Payne, Chief Executive	Cabinet	5 September 2018	11

### Guidance on the Preparation of Masterplans

#### 1. Purpose of report

- 1.1 To seek approval of the council's Guidance on the Preparation of Masterplans as a means of implementing emerging Wyre Local Plan policy. The draft Guidance is included in Appendix 1.
- 1.2 To seek delegated authority for the Planning and Economic Development Portfolio Holder to approve masterplans where such documents are required under SA1 policies for residential developments of over 50 dwellings and up to 100 dwellings where the particular SA1 policy does not include specific on-site infrastructure requirements.

#### 2. Outcomes

- 2.1 Efficient and effective implementation of local plan allocations for residential and mixed-use development. Masterplans are an important aspect of delivering sustainable outcomes arising from allocations in the Wyre Local Plan.

#### 3. Recommendations

- 3.1 That the Guidance on the Preparation of Masterplans is approved.
- 3.2 That delegated authority is granted to the Planning and Economic Development Portfolio Holder to approve masterplans relating to residential allocations of over 50 dwellings and up to 100 dwellings where the allocation policy does not include any specific on-site infrastructure requirements.
- 3.3 That delegated authority is granted to the Head of Planning Services to make minor alterations and updates to the guidance in consultation with the Planning and Economic Development Portfolio Holder.

## **4. Background**

- 4.1** The emerging Wyre Local Plan (2011-2031) requires site allocations which include more than 50 dwellings to be brought forward in-line with an approved masterplan.
- 4.2** A masterplan is a document that – through plans, drawings and text - will determine key aspects of the future development such as the:
- Distribution and interrelationship of activities/uses.
  - Relationship between spaces and buildings (existing and new).
  - Degree of 'permeability' – visual and physical.
  - Best location of different type of uses.
  - Movement networks within and outside of the site.
  - Provision of infrastructure.
- 4.3** The emerging Wyre Local Plan allocates a range of sites for residential and mixed use development, including large scale village extensions. It is important that the development that comes forward on these sites takes place in a manner that respects and integrates well with the existing settlement. It is also important that new developments create high quality environments for future occupiers and existing residents. In addition, a number of allocations require the careful planning of supporting infrastructure such as education and health provision. The requirement for a masterplan is therefore essential to ensure that each site is brought forward in a comprehensive and cohesive manner that contributes to the creation of sustainable places. The preparation of a masterplan will require the collaboration of all landowners and stakeholders, and consultation with local communities.

## **5. Key issues and proposals**

- 5.1** The Guidance on the Preparation of Masterplans has been prepared to assist landowners/developers and stakeholders in preparing masterplans where this is required by the Wyre Local Plan. It will also show to stakeholders and local communities their role in the process. The Guidance establishes the process by which a masterplan should be produced to ensure a transparent and evidenced process, providing clarity for decision makers, local communities, developers, landowners and other stakeholders.
- 5.2** All masterplans required under Local Plan allocation policies will be subject to internal consultation with members of the Planning Policy Working Group, (PPWG). Where a site lies within a ward that is not represented on the PPWG, a representative ward member will be invited to attend the specific meeting.

- 5.3** Approval of masterplans will be by Cabinet. In relation to simple masterplans for residential allocations of over 50 dwellings and up to 100 dwellings where the allocation policy includes no specific infrastructure requirements such as a new school, health facility or other community and shopping facilities, Cabinet is requested to delegate approval to the Planning and Economic Development Portfolio Holder.
- 5.4** Masterplans will vary in the degree of detail required, depending on the scale of development and the requirement for supporting infrastructure such as the provision of a new school. As such it is considered that a proportionate approach that is consistent with effective and efficient decision making should form the basis of the approval process. Approval of simple masterplans by the Portfolio Holder will ensure that masterplanning for less complex developments does not cause delays to the development management process. This will assist with the timely delivery of schemes on simpler sites and the ability of the council to demonstrate the delivery of its local plan housing requirement.
- 5.5** In considering individual masterplans, regard should be had to the degree of compliance, or otherwise, with the Guidance and any material implications arising from lack of compliance.
- 5.6** All masterplans, when approved, will be a material planning consideration in the determination of planning applications. In the absence of a required masterplan any proposed development will be not be fully in accord with the relevant allocation policy.



<b>Financial and legal implications</b>	
<b>Finance</b>	<p>The preparation of a masterplan will be the responsibility of landowners and/or developers and all associated costs will be borne by them including for any public consultation.</p> <p>Whilst there are no direct budgetary implications for the council, officers will be involved in helping to facilitate and guide the process where required. No additional staffing resource will be required.</p>
<b>Legal</b>	<p>The preparation of a masterplan in relation to certain Local Plan allocations is a policy requirement in the emerging Local Plan which when adopted will have full statutory weight in the determination of planning applications.</p>

### Other risks/implications: checklist

If there are significant implications arising from this report on any issues marked with a ✓ below, the report author will have consulted with the appropriate specialist officers on those implications and addressed them in the body of the report. There are no significant implications arising directly from this report, for those issues marked with a x.

risks/implications	✓ / x
community safety	x
equality and diversity	x
sustainability	x
health and safety	x

risks/implications	✓ / x
asset management	x
climate change	x
data protection	x

report author	telephone no.	email	date
Réa Psillidou			7 August 2018

List of background papers:		
name of document	date	where available for inspection
None		

### List of appendices

Appendix 1 - Guidance on the Preparation of Masterplans

arm/ex/cab/cr/18/0509rp1

**Guidance on the Preparation of Masterplans**

## **Guidance on the Preparation of Masterplans**

### **1.0 Introduction**

- 1.1 This Guidance on the Preparation of Masterplans sets out Wyre council's requirements for the preparation and approval of masterplans as required by the Wyre Local Plan.
- 1.2 The Local Plan at paragraph 9.1.5 requires the preparation of 'masterplans' for certain residential and mixed use allocations before planning permission will be granted. The nature of these sites varies from purely residential (50+ dwellings) to more complex mix use sites of several hundred dwellings. In some cases these allocations represent a significant extension to an existing settlement.
- 1.3 Allocated sites will contribute significantly towards meeting the borough's identified development needs in the period up to 2031. Although meeting housing and other needs is a requirement of national planning policy, it is important that the development that comes forward on these sites takes place in a manner that respects and integrates well with the existing settlement. It is also important that new developments create high quality environments – including the provision of green infrastructure - for future occupiers and existing residents. In addition, a number of allocations require the careful planning of supporting infrastructure such as education and health provision. Also whilst some sites are in single ownership, others involve several landowners. The requirement for a masterplan is therefore essential to ensure that each site is brought forward in a comprehensive and cohesive manner that contributes to the creation of sustainable places. The preparation of a masterplan will require the collaboration of all landowners and stakeholders and consultation with local communities.
- 1.4 Where an approved masterplan is required for a specific site this is identified in the allocation policy for that site as a Key Development Consideration.

### **2.0 What is the purpose of this guidance?**

- 2.1 This Guidance is set out in the form of answers to a series of questions. It has been considered and endorsed by the Planning Policy Working Group<sup>1</sup> and approved by Wyre council Cabinet.
- 2.2 The Guidance has been prepared to assist landowners/developers and stakeholders in preparing masterplans where this is required by the Wyre Local Plan. The Guidance also serves to ensure that there is transparency for local communities with regard to the process of masterplan preparation.

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<sup>1</sup> The Planning Policy Working Group is a cross party advisory group set up to assist in the preparation of the Local Plan.



### 3.0 What is a masterplan?

- 3.1 *“Master plans are about setting out a vision for an area undergoing change and a strategy for implementing that vision. They are about taking the initiative in terms of design, layout, houses, jobs and services... Critically, they must show local people what an area might look like in the future.”* (Our towns and cities: the future - Delivering an Urban Renaissance, DETR, 2000)
- 3.2 Masterplanning is about place making. A good masterplan should tell a ‘story’ about the place as it is now and how it will be in the future through the development of the site in question.
- 3.3 A masterplan is a document that – through plans, drawings and text - will determine key aspects of the future development such as the:
- Distribution and interrelationship of activities/uses.
  - Relationship between spaces and buildings (existing and new).
  - Degree of ‘permeability’ – visual and physical.
  - Best location of different type of uses.
  - Movement networks within and out with the site.
  - Provision of infrastructure.
- 3.4 The foundation of a masterplan is a good understanding of the site and its surroundings.
- 3.5 Developing a masterplan will be a collaborative process between landowners and stakeholders involving setting a shared vision, agreeing objectives and priorities, generating options and resolving issues. The process will include effective community engagement and consultation.
- 3.6 Preparing a masterplan often involves applying urban design principles to the site in question with the aim of producing drawings, images and text which combine to provide illustrations of the layout, form and character of the development.
- 3.7 Relevant urban design principles include –
- a. Achieving connections and links – a place that is safe but easy to get to and move through
  - b. Creating clear development blocks
  - c. Creating a public realm where public and private spaces are clearly distinguished
  - d. Ensuring legibility – a place that is easy to understand with gateways and landmarks
  - e. Ensuring mix of uses where relevant
  - f. Protecting and, where appropriate, enhancing, the environment and biodiversity
  - g. Creating a rich and delightful visual experience
  - h. Achieving flexibility and adaptability - a place that can respond to changing needs.

#### **4.0 How is a masterplan going to be used in the planning process?**

- 4.1 Planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The policy requirement for an approved masterplan where required through a site allocations policy will therefore have a significant weight in determining a planning application.
- 4.2 The Local Plan requires development proposals on sites which require a masterplan to be in line with the relevant approved document. The approved masterplan itself will therefore be a material consideration of significant weight in the determination of planning applications.

#### **5.0 What should a masterplan contain?**

- 5.1 The extent and contents of a masterplan, and the process by which it is produced, will depend on the scale and complexity of development proposed. The council will therefore adopt a proportionate approach to its requirements for masterplanning. For instance where a site is in a single ownership and a single use is proposed, with no supporting on site infrastructure required, such as a school, health facility or community and shopping facilities, the masterplan could take the form of an enhanced design and access statement containing more detail than is usually the case and written with reference to the Masterplan policy requirement and this guidance.
- 5.2 Where a site of more significant scale – over 100 dwellings – or a mix of uses is being considered, a more detailed document will be required.
- 5.3 However, all masterplans should include written text and ‘visual’ material including, as appropriate, plans, drawings and photographs. All masterplans should demonstrate a clear vision and rationale for the design of the development supported by the appropriate evidence. All masterplans should establish spatial principles relating to land use, transport, design and green infrastructure and provide the framework for the development for the whole site. All masterplans should identify as appropriate how the Key Development Considerations for the site in question are, or can be, addressed.
- 5.4 The masterplan should be supported by a series of technical studies which provide a robust evidence base for the masterplan. The extent and depth of these studies will depend on the nature of the site in question, with more complex and larger scale sites requiring a more in-depth supporting evidence base. The relevant ‘Key Development Consideration’ and the Core Development Policies of the Local Plan should be a starting point in determining what technical studies are needed.
- 5.5 The written text should cover where appropriate and relevant:
- Site description and context including a plan showing the physical area of the masterplan and the wider context.
  - Planning policy context.
  - Summary of the main findings / issues from the technical assessments, including a reconnaissance plan.
  - Strategic vision for the site and series of development objectives.

- The masterplan framework which will guide the quantum and layout of development across the site and address matters such as residential density.
- Development principles which will guide development relating to for example transport, green infrastructure, design including built form and public realm.
- Framework for delivery including infrastructure requirements.
- A phasing plan.

## **6.0 Does the masterplan need to cover an area with an extant planning permission?**

- 6.1 The masterplan will need to cover the whole allocation inclusive of land with planning permission. An extant planning permission can be implemented, however where the planning permission lapses a subsequent application will need to be prepared in accordance with an approved masterplan.
- 6.2 A landowner with an unimplemented planning permission will be invited to participate in the masterplanning exercise. The final masterplan may or may not reflect the planning permission. That landowner will effectively have two options until the planning permission lapses.
- 6.3 In circumstances where an existing permission has been granted but a new application is submitted for a scheme that materially differs from that approved, the requirement for a masterplan will apply taking into account the advice contained in this guidance and key development considerations in the relevant Local Plan allocation policy. The new application will need to comply with an existing masterplan where one has been prepared or an appropriate masterplan covering the whole allocation will be required before the new application can be determined.

## **7.0 What are the implication of a landowner not participating in the masterplanning process?**

- 7.1 A landowner may not be willing to participate in the exercise because the development of the site is not an immediate priority. In such circumstances the masterplan must consider the entire allocation and set down the framework for more detail work at a later stage for the parcels of land involved. The masterplan must ensure that the required mix of uses is planned for rather than deferring provision to the later stage.

## **8.0 What is the process in producing a masterplan?**

- 8.1 Masterplanning is the process by which key elements of the development and its context are identified. When a planning application is submitted most key decisions would have been made as part of the masterplanning exercise.
- 8.2 Producing a masterplan is the responsibility of the landowner(s) / developer(s) with input from relevant stakeholders. The role of the council is primarily to facilitate and steer the process, host necessary meetings, ensure a robust and effective document and that due process is followed to give the masterplan credence.

- 8.3 The outcome is a document which forms a material consideration of significant weight in the determination of planning application(s). Engagement with stakeholders and consultation with the local community is an essential part of the process.

### **Working arrangements**

- 8.4 For more complex masterplans, it is envisaged that the process will be managed by two groups – a) Landowners Group and b) Stakeholder Group. In relation to relatively simple developments of less than 100 dwellings and where there is no on site infrastructure requirements a masterplan which meets the requirements of this guidance as to its content can be prepared without the need of specific landowner and stakeholder group meetings. In these cases the masterplan must be supported by evidence of separate engagement with stakeholders.

#### **a) Landowner Group**

- 8.5 The Landowners Group will consist of the landowner(s) of the site in question and/or their appointed agent(s). This will include developers who have options on the land in question. The council will call the inaugural meeting and further meetings to ensure progress on the preparation of the masterplan. The purpose of the group is to agree:

- Working relationship between landowners and assignment of responsibilities
- Budget/resources
- Timetable
- The commissioning of survey work and technical studies

- 8.6 In most cases where the land is in more than one ownership, the landowners/ agents/ developers will need to separately appoint a surveyor/property consultant who will advise on an 'equalisation' agreement (i.e. the distribution of costs and values).

#### **b) Stakeholder Group**

- 8.7 The Stakeholder Group will consist of landowners, council officers and relevant ward Members, the Parish or Town Council where relevant and any relevant stakeholder organisations such as Highways England, Environment Agency, United Utilities, Lancashire County Council Highways Authority and Education Authority.

- 8.8 The purpose of the Stakeholder Group is to discuss and progress –

- A vision for the masterplan
- Scope of the evidence base
- Main issues to be addressed
- Master planning options
- Design principles
- Consultation exercise
- The draft masterplan for submission to the council for approval.

## **Key elements of the process**

### **Understanding the place**

- 8.9 Before starting planning the change for an area, it is necessary to look at how it works now, how it came to be that way, and how this understanding can be applied to shaping its future.
- 8.10 Understanding a place means much more than looking at a pattern of land uses at a point in time: you need to develop a rounded and inclusive view of how a place works.

### **Visioning**

- 8.11 The vision is an expression of what a place could be like in the future. It a fundamental part of the masterplanning process.
- 8.12 It describes the kind of place we want covering the physical, economic and social elements.
- 8.13 A vision is about the future and it must be flexible enough to cope with change over time as the project progresses.

### **Reconnaissance / site surveys / technical work**

- 8.14 Site surveys are detailed studies carried out to give an understanding and verify site information. Detailed surveys will focus on specific issues. A walkover survey will be essential and should include a photographic survey. This work will constitute a site appraisal(s).
- 8.15 The Landowner Group will need to identify and appoint necessary specialist consultants to undertake survey/technical work (to be agreed with the council), which might include:
- Topographical survey, including ground conditions
  - Environmental protection matters such as ground contamination, air quality and noise
  - Landscape and visual assessment incorporating a townscape and character appraisal
  - Phase 1 habitat survey
  - Tree and hedges survey
  - Open space analysis, to cover the immediate area
  - Flood risk assessment
  - Transport assessment
  - Heritage assessment including archaeological survey
  - Utility services – electricity, gas, sewerage, drainage, water supply
  - The requirement for community facilities in the immediate area, including educational provision.

- 8.16 Information should be prepared or obtained in a format which can be readily shared and used – map/plan form in most cases - wherever possible. There should be a series of maps or plans that feed into a site appraisal map.
- 8.17 Surveys, technical reports and documents relating to consultation will be published as part of the masterplan.

### **Public engagement and consultation**

- 8.18 The input of the local community through engagement and public consultation in masterplanning is essential. Where there is a parish or town council it is expected that on-going engagement will be through membership of the Stakeholder Group. Wider public involvement is likely to be through consultation on masterplan options. The consultation undertaken should be appropriate to the nature of the masterplan (see para. 5.1 above). However, all consultation undertaken as part of the masterplanning process should be effective and the approach to be employed should be discussed and agreed at the Stakeholder Group. It should:
- Take place for a minimum period of three weeks;
  - Be appropriately publicised, using existing community networks and organisations as appropriate;
  - Include drop in session(s) in the local area;
  - Set out the conclusions from the various studies on a map form; and
  - Set out options where reasonable options exist.
- 8.19 In relation to less complex masterplans relating to allocations of less than 100 dwellings engagement with the relevant Parish or Town Council and / or relevant ward Member should be undertaken before the draft masterplan is finalised and published for public consultation.
- 8.20 It is important that the consultation process is open and transparent. To this end, the council will make available for viewing and downloading copies of the consultation material (including consultation form) on its web site. Consultation responses should only be sent to the council (planning policy team). Consultation responses will be placed on the council's web site (with personal details removed). Following public consultation there should be a transparent audit trail of how representations have been considered. The council will make available the responses received (with personal details removed) to the Landowners Group or their representatives who should produce a summary of the main matters raised and prepare an appropriate response. The summary and response should be reported to the council and stakeholder group. The council will consider the appropriateness of the response to the issues raised when considering the masterplan for approval.

### **Approval process**

- 8.21 All masterplans required under Local Plan allocation policies will be subject to internal consultation with members sitting on the Planning Policy Working Group, (PPWG) with a recommendation to Cabinet or Portfolio Holder as appropriate. A meeting of the PPWG will be held to consider all masterplans for development of over 100 dwellings or where otherwise considered to be necessary. Council Officers will present the masterplan to the PPWG in such circumstances.

- 8.22 For the avoidance of doubt, this approach will apply to all masterplans, regardless of the type or level of detail involved, including those that may be considered to be enhanced design and access statements. Where a site lies within a ward that is not represented on the PPWG, the relevant ward member will be consulted.
- 8.23 Approval of Masterplans will be by Cabinet other than where a masterplan relates to a residential allocation of over 50 dwellings and up to 100 dwellings where the allocation policy includes no specific infrastructure requirements such as a new school, health facility or other community and shopping facilities. In such cases approval is delegated to the Planning and Economic Development Portfolio Holder.
- 8.24 Approved masterplans will be a material planning consideration when considering relevant development proposals.

## **9.0 What happens if the council does not approve a masterplan?**

- 9.1 If the council is of the view that a masterplan is in some way inappropriate or lacking in some respect, it will be referred back to the Landowner Group for further consideration. It may be necessary to bring the stakeholders together to resolve any outstanding matters prior to re-submission to the council for further consideration.
- 9.2 If a planning application is submitted without an approved masterplan, consideration will need to be given as to whether or not the application prejudices the comprehensive development of the allocation and delivery of a masterplan.

EP2



## Gareth Salthouse

---

**Subject:** FW: (a) Carr End Lane, Stalmine (b) Lambs Road, Thornton  
**Attachments:** EL5.009a\_LCC\_Education\_Statement\_regarding\_Lambs\_Road\_Raikes\_Road.pdf;  
EL5.013\_Site\_Allocation\_SA1\_2\_Lambs\_Road\_KDC6\_Modification.pdf; EL5.029  
\_Working\_List\_of\_modifications\_from\_LP\_hearings\_week\_2.pdf

**From:** Terry, Ben [REDACTED]  
**Sent:** 18 September 2018 14:45  
**To:** Iain Fowler [REDACTED]  
**Cc:** Rhodes, Steph [REDACTED]  
**Subject:** FW: (a) Carr End Lane, Stalmine (b) Lambs Road, Thornton

Good afternoon Iain,

We appreciate your attempt for early engagement, although our position will be based on the content of the Wyre Local Plan Inspection and at this stage we are awaiting the Inspectors report.

Our lead officer in this area, Steph Rhodes, is currently [REDACTED]. She will contact you on her return to discuss this further.

Kind regards  
Ben

Ben Terry  
School Planning Principal  
School Planning Team  
Lancashire County Council

T: +44 (0) 1772 531774  
W: [www.lancashire.gov.uk](http://www.lancashire.gov.uk)  
E: [REDACTED]

---

**From:** Iain Fowler [mailto: ]  
**Sent:** 30 August 2018 15:56  
**To:** School Planning Team <[schoolplanning@lancashire.gov.uk](mailto:schoolplanning@lancashire.gov.uk)>  
**Cc:** [REDACTED] Atkinson, Albert (Cllr) [REDACTED]  
**Subject:** FW: (a) Carr End Lane, Stalmine (b) Lambs Road, Thornton

Dear Sir/Madam

I would appreciate if this email could be directed to the appropriate person(s) at the authority who can assist me in relation to an enquiry that I have. It relates to two proposed development sites which are either subject of a pending or determined application but which are both proposed as allocations within the Draft Wyre local plan.

As you will see from the attached correspondence, Lancashire County Council contended as part of the examination that it would require either a new school to be located within the proposed

developments or alternatively a contribution if appropriate. However it did require further time to investigate this matter so as to reach a conclusion.

It is with this in mind that I am seeking to make contact with the most appropriate officer(s) who can provide further information to assist in terms of what work has been undertaken and what if any further work is required.

Also, I would appreciate if details could be provided of the portfolio holder so a meeting can be arranged.

Kind Regards

Iain Fowler | Associate Land Director | Wainhomes North West

Phone: [REDACTED]  
Email: [REDACTED]  
Website: [www.wainhomes.net](http://www.wainhomes.net)

Address: Wainhomes (North West) Ltd,  
Kelburn Court, Daten Park, Birchwood WA3 6UT.



---

**From:** Iain Fowler  
**Sent:** 20 August 2018 08:04  
**To:** [REDACTED]  
**Cc:** Gareth Salthouse <[REDACTED]>; 'Lyndsey.Hayes@wyre.gov.uk' <Lyndsey.Hayes@wyre.gov.uk>; 'david.thow@wyre.gov.uk' <david.thow@wyre.gov.uk>  
**Subject:** (a) Carr End Lane, Stalmine (b) Lambs Road, Thornton

Dear Mel

I wonder if you can provide me with some assistance in relation two a couple of proposed development sites which Wainhomes have an interest in and have been allocated within the Wyre Council draft local plan.

My understanding is that as part of the examination that the county council's education department had provided evidence which identified a potential need for further educational infrastructure either at an existing school (for which monies would have to be provided or that it could be a school) or indeed a new school and that further investigation work was required to establish what would be ultimately required.

In the first instance I would appreciate if it would be possible to arrange a meeting so that we could discuss this further including providing evidence of what work has been undertaken to date, also it is my understanding that officers from Wyre would be also happy to attend.

I would appreciate if a meeting can be arranged to discuss this further.

Kind Regards

Iain Fowler | Associate Land Director | Wainhomes North West

Phone: [REDACTED]  
Email: [REDACTED]  
Website: [www.wainhomes.net](http://www.wainhomes.net)

Address: Wainhomes (North West) Ltd,  
Kelburn Court, Daten Park, Birchwood WA3 6UT.



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[Iain.Fowler@wainhomes.net](mailto:Iain.Fowler@wainhomes.net)

\*\*\*\*\*

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[Iain.Fowler@wainhomes.net](mailto:Iain.Fowler@wainhomes.net)

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0808/M/01-16/B1,C

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

VIA EMAIL & POST: [planning.policy@wyre.gov.uk](mailto:planning.policy@wyre.gov.uk)

25112/A3/DM/cc  
11 October 2018

Dear Sir/Madam

**RE: WYRE LOCAL PLAN EXAMINATION – PROPOSED MODIFICATIONS CONSULTATION  
SUBMISSIONS BY STORY HOMES**

Barton Willmore acts on behalf of Story Homes. We are instructed by our client to prepare and submit representations to the Local Plan – Proposed Main Modifications Consultation, following the hearing sessions into the Local Plan.

In preparing these submissions, we have had regard to the recent changes to national planning policy and both the Inspector's Post Hearing Advice Note and the Council's response (Document EL6.003C).

We enclose with this letter a copy of the Council's completed form and a schedule of our comments on the relevant Modifications, as per corresponding numbers.

We would be grateful if you would acknowledge these submissions as duly-made and keep us informed as to the next stages of the Local Plan.

Yours faithfully

**DAN MITCHELL**  
Partner

Encs: Representation Form  
Report setting out representations to the Main Modifications

cc: John Winstanley – Story Homes



**WYRE COUNCIL – LOCAL PLAN EXAMINATION**  
**MAIN MODIFICATIONS CONSULTATION**

**RESPONSE BY STORY HOMES**

Introduction

These submissions provide the response by Story Homes to the Wyre Council Local Plan Main Modifications. The table below sets out our client's comments, including support where stated.

The submissions have regard to the Inspector's Post Hearing Advice Note and should be read alongside our client's Examination Statements.

Comments are made as per the corresponding Modification reference number.

Response to Main Modifications

Corresponding Modification reference	Representations by Story Homes
0808/M/02/C MM/001	Story Homes supports the Modification.
0808/M/03/C MM/002	Story Homes supports the inclusion of paragraph 1.4.8 committing the Council to an early Local Plan Review and submission of a partial review Local Plan by early 2022.
0808/M/04/C MM/003	<p>The Inspector's Post Hearing Advice Note makes it quite clear at paragraph 7 that the Lancashire County Council (LCC) Report (ED094a) is a high-level desktop assessment and does not robustly model how new transport infrastructure could cost effectively limit the significant impacts of development. Further, paragraph 9 specifically states that the 'managed dispersal' strategy is likely to increase the reliance on the private vehicle and longer distance travel.</p> <p>It is quite clear that the LCC report is not a sound basis upon which to base a Development Strategy.</p> <p>Similarly, the Inspector's note makes it clear that flood risk is not an overriding concern.</p> <p>We therefore object to MM/003 as the Council continues to refer to transport, flooding and a 'managed dispersal' strategy as per its proposed changes to paragraph 4.1.11.</p> <p>Story Homes also seeks clarification at paragraph 4.1.18 and the inserted Appendix E. Appendix E should replace the column entitled "Total" with "Minimum Expected Numbers of new Homes in each settlement," given that the Housing Requirements are minimums and not capped totals.</p>

0808/	MM/005 M/05/C	Story Homes supports the Modification regarding the change to the housing requirement.
0808/	MM/007 M/06/C	<p>Story Homes supports the additional supporting text at paragraph 5.4.2 clarifying that the Green Belt land at Blackpool Road does not fulfil any Green Belt function and the designation is superfluous.</p> <p>Story Homes also supports the clarification at 5.4.4 that exceptional circumstances exist to warrant removal of this land from the Green Belt.</p>
0808/	MM/011 M/07/C	Story Homes supports the Council's proposed Modifications in respect of Policy SP6 and viability, recognising that flexibility in development format might be needed on a site by site basis.
0808/	MM/021 M/08/C	Story Homes welcomes the inclusion of paragraph 7.1.4 which recognises that a wide range of housing is needed across the board.
0808/	MM/022 M/09/C	<p>In respect of MM/022, Story Homes wishes to make the following comments:</p> <ul style="list-style-type: none"> <li>• The introduced windfall threshold of 'less than 25 dwellings' at paragraph 7.2.3 is unclear. Windfall is windfall.</li> <li>• Story Homes agrees to windfall only taking effect from 31 March 2021 to avoid any potential for double counting.</li> <li>• Story Homes disagrees that the 'Liverpool' method is an appropriate basis for dealing with any shortfall, advanced at paragraph 7.2.5 and 7.2.6. The Inspector has already concluded that there is no evidence to support the flooding or transport constraints to delivery in the district. It therefore seems somewhat of a let off for the Council to not deal with the shortfall in the earliest part of the plan period, especially when the Council is now reliant on an early review mechanism to meet its OAN needs. Story Homes believes that the so-called 'Sedgefield' method is most appropriate. The Council could undertake an additional call for sites exercise to seek the additional land it needs.</li> <li>• The argument at 7.2.6 that 'Sedgefield' method could not be possible because the plan could become out of date quickly after adoption is counterintuitive, when the Council has now committed to undertaking an early review within 3 years post adoption. The 'Liverpool' Method is incompatible with an early Local Plan Review.</li> <li>• It is further noted that Story Homes site at Blackpool Road, Poulton can yield more homes than the Council is suggesting (see below comments).</li> <li>• Story Homes supports the inclusion of a 20% buffer at 7.2.7.</li> </ul>
0808/	MM/023 M/10/C	Story Homes supports MM/023 and changes to the housing figures.
0808/	MM/026 M/11/C	Story Homes supports the proposed modifications to Policy HP3 regarding affordable housing in line with its previous submissions.

MM/035 0808/M/12/C	In respect of MM035, the Council has introduced a new test of harm to the "living conditions" of nearby residents. Application of this test would require an audit of the existing living conditions of residents before any impact can be measured. It therefore appears too onerous to apply.
MM/047 0809/M/13/C	<p>Story Homes supports the deletion of the modification to remove reference to highway caps which are not justified.</p> <p>In respect of paragraph 9.1.6, Story Homes has reviewed the Council's draft guidance for the preparation of masterplans. This is cumbersome and unclear in respect of the Council's responsibility as the custodian of each masterplans. It is also unclear at this point who is responsible for each masterplan and whether the Council has the resources and expertise to produce the documents. Whilst this point does not affect the soundness of the Local Plan, it is important to clarify paragraph 9.1.6 as this could otherwise frustrate delivery.</p>
MM/057 0808/M/14/C	<p>MM/057 proposes modifications to the allocation at Blackpool Road, Poulton, which Story Homes has partial control over. Story Homes wishes to make the following submissions:</p> <ul style="list-style-type: none"> <li>• Story Home is supportive of the release of Blackpool Road from the Green Belt. It agrees with the Council that exceptional circumstances exist to warrant its removal. As the Council rightly notes, this land serves no Green Belt function and was incorrectly designated originally.</li> <li>• It is unclear where the new yield of 300 homes has been derived from. This has not been subject to discussions with developers, nor has the Council tested the capacity of the site by preparing any indicative design studies. It is Story Homes position that the allocation boundary should be extended to include land for more homes and to enable land for both the car park (if justified) and for a new primary school on site.</li> <li>• In respect of the suggested Poulton town centre / commuter car park, this is not needed to justify the allocation. It is proposed as a wider initiative and would attract additional traffic into the town centre. The purpose of the car park as part of a site-specific transport mitigation strategy is unclear.</li> <li>• Land at Blackpool Road is a sustainable site in a sustainable location.</li> </ul> <p>MM/057 makes several text changes. We would comment in addition as follows:</p> <ul style="list-style-type: none"> <li>• References to making cycle and pedestrian improvements (currently undefined) outside of the site area should be removed.</li> <li>• The contribution towards a new drain at Skippool Creek is undefined. It is unclear why the Council has specifically sought mitigation from the Blackpool Road site in isolation to whatever scheme it has in mind. This could adversely affect viability.</li> </ul>

	<ul style="list-style-type: none"> <li>• The amended text suggests contributions to both the Poulton Mitigation Strategy and 'any future updates' to that strategy. The Inspector has already found the LCC highway evidence lacking, and therefore our client should not be held to ransom over undefined highway contributions. This could adversely affect viability of the site.</li> <li>• Story Homes object to the additional Development Consideration regarding Morecombe Bay and home-owner packs. Such a provision is unenforceable and unjustified.</li> </ul> <p>In line with its previous comments, Story Homes considers that the allocation boundary of the allocation needs to be extended to enable enough land for the school to be included.</p>
MM/089 0808/ M/15/C	<p>Story Homes is supportive of the additional text at paragraphs 10.2-10.4. Paragraph 10.4.2 needs to clarify that the early review needs to be submitted for Examination by early 2022 in line with the Inspector's comments.</p>
MM/090 0808/ M/16/C	<p>Story Homes is supportive of the new Policy LPR1 requiring a partial review of the Local Plan at the earliest opportunity. This should be subject to the rigours of the Local Plan process in the usual way.</p> <p>The review should also include an understanding of the housing delivery test information from MHCLG and assess the realistic prospects of any allocations that have failed to come forward in the intervening period.</p>



PUBLICATION DRAFT WYRE LOCAL PLAN MAIN MODIFICATIONS 2018 REPRESENTATION FORM

For Office Use Only: Date Received

11/10/18

Rep. No.

0808

**PART B – LEGAL COMPLIANCE (MAIN MODIFICATIONS AND SUSTAINABILITY APPRAISAL ADDENDUM 2018 ONLY)**

**Q1 Do you consider the proposed Main Modifications to the Local Plan, including the Sustainability Appraisal Addendum 2018, to be legally compliant?**

Yes

No

0808/M/O1/B1

Please provide your comment on legal compliance below. If you consider the Main Modifications to the Local Plan and/or Sustainability Appraisal Addendum 2018 not to be legally compliant, please state clearly your reasons and explain how legal compliance can be achieved. Please refer to specific Main Modification reference numbers if required.

Please fill out Part F if you need additional space

**PART C – SOUNDNESS (MAIN MODIFICATIONS ONLY)**

**Q2 To which Main Modification does your representation on soundness relate? Please insert the relevant references in the boxes provided below. Please use a separate Part C continuation form for each additional Main Modification representation.**

Main Modification Reference

MM/ Please refer to attached report

Paragraph or Policy Reference

Please refer to attached report

**Q3a Do you consider this Main Modification to be "sound"?**

Yes

No

**PUBLICATION DRAFT WYRE LOCAL PLAN MAIN MODIFICATIONS 2018 REPRESENTATION FORM**

For Office Use Only: Date Received

Rep. No.

If YES please provide additional information below if you wish. If NO please answer question 3b.

Please refer to the attached report.

Please fill out Part F if you need additional space

**Q3b If you do not consider this Main Modification to be sound, please specify on what grounds (see guidance note for additional information):**

(Please tick one or more boxes as appropriate)

Not positively prepared

Not justified

Not effective

Not consistent with national planning policy

**PUBLICATION DRAFT WYRE LOCAL PLAN MAIN MODIFICATIONS 2018 REPRESENTATION FORM**

**For Office Use Only: Date Received**

**Rep. No.**

**Please provide precise details of why you believe this Main Modification is not sound:**

Please refer to attached report.

**Please fill out Part F if you need additional space**

**Q3c Please specify any further modifications needed to make this Main Modification sound and explain why this is the case. It will be helpful if you are able to put forward your suggested revised wording. Please fill out Part F if you need additional space.**

Please refer to attached report.

**PUBLICATION DRAFT WYRE LOCAL PLAN MAIN MODIFICATIONS 2018 REPRESENTATION FORM**

For Office Use Only: Date Received	<input type="text"/>	Rep. No.	<input type="text"/>
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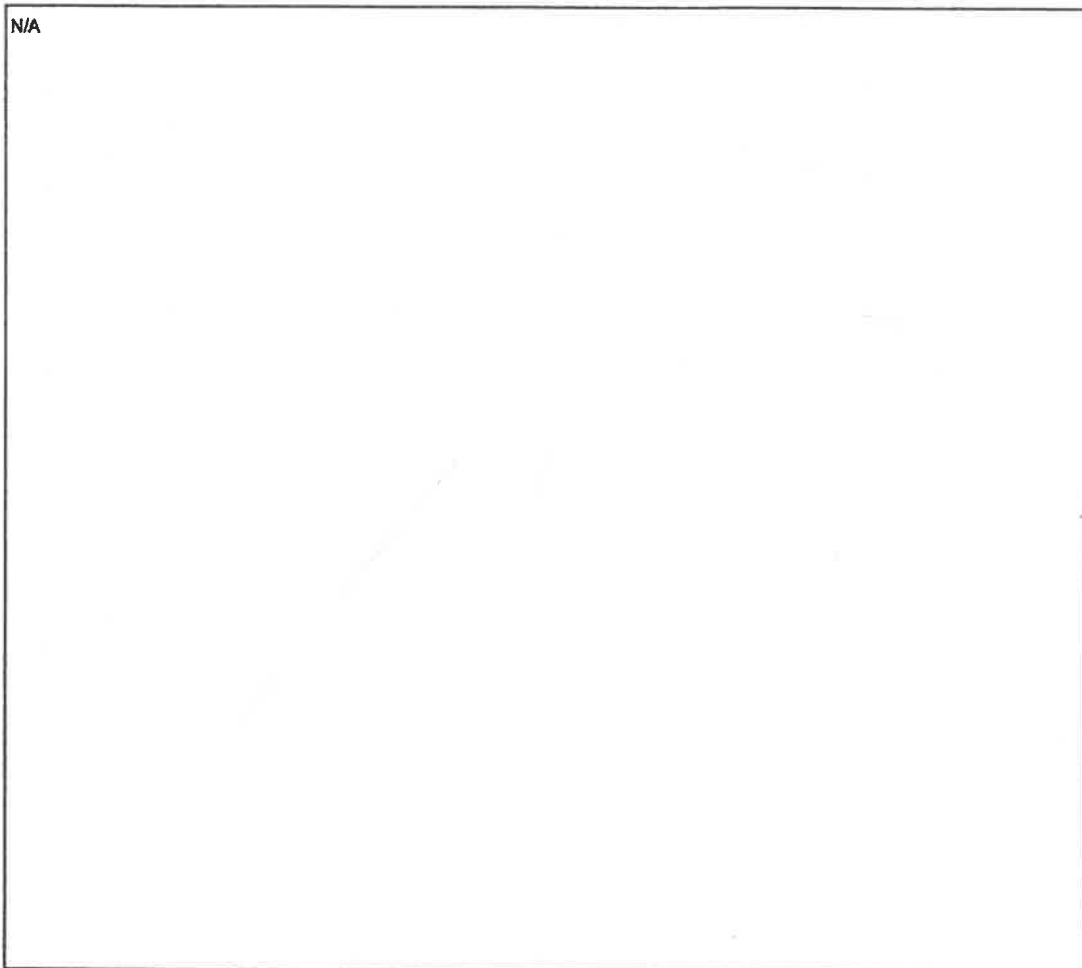
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**PART D – SUSTAINABILITY APPRAISAL ADDENDUM 2018**

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**Q4 – If you wish to comment on the Sustainability Appraisal Addendum 2018 please make your representation below.**

N/A



Please fill out Part F if you need additional space

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**PART E – NEXT STEPS**

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**Q5a Do you wish to participate at an oral part of the examination if the Inspector considers that further hearings are necessary?**

Yes       No

**Please note that the process for undertaking the examination, including subjects/matters to be addressed and participants, will be decided by the Inspector.**

Date: 18 October 2018  
 Our ref: 258369 & 258374  
 Your ref: Personal Local Plan ID: 0845



Wyre Borough Council

**BY EMAIL ONLY**

Customer Services  
 Hornbeam House  
 Crewe Business Park  
 Electra Way  
 Crewe  
 Cheshire  
 CW1 6GJ

T 0300 060 3900

Dear David Thow

**Publication Draft Wyre Local Plan – Proposed Main Modifications 2018  
 Personal Local Plan ID: 0845**

Thank you for your consultation on the above dated and received by Natural England on 17 September 2018

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

We have reviewed the following documents and comment on each below;

- Adopted Local Plan (2011-2031)
- Sustainability Appraisal Addendum – Post Submission Main Modifications (September 2018)
- Habitat Regulations Assessment Report (August 2018)

Adopted Local Plan (2011-2031)

We have reviewed all the modifications in this document. Please see below for comments regarding the policy wording for site allocations SA1/8 and SA1/9.

Sustainability Appraisal Addendum – Post Submission Main Modifications (September 2018)

We have reviewed all the modifications in this document concerning the site allocations which have increased in size and house numbers and have the following comments to make;

- The supporting text at the beginning of Section 4 says there is a large increase in site allocation SA1/13 Inskip extension +100 houses. But this appears to be incorrect and should show a decrease in housing numbers -100 houses.

- The Revised Site Assessment tables in Section 4, in particular for site allocations SA1/8 South of Blackpool Road and SA1/9 South Stalmine, under SA Objective Topic 8 (Biodiversity), both recommend that appropriate ecological surveys are undertaken and where possible, lost habitats are recreated or enhanced. However, the policy wording for both these allocations (in the Adopted Local Plan) does not reflect this and the references to ecological mitigation is proposed to be removed. Can the LPA look at this and ensure that the recommendations in the SA are carried through into the Local Plan policy wording.

Habitat Regulations Assessment Report (August 2018)

We have reviewed all the modifications in this document and have no objections. We have however spotted some instances of the conclusions of the appropriate assessment being no lse. Please make sure these are all changed to the correct conclusion of no adverse effect on integrity (no aeoi).

If you have any queries relating to the advice in this letter please contact me on [REDACTED]

Yours sincerely

Miss Elizabeth Knowles  
Lead Adviser  
Cheshire, Greater Manchester, Merseyside & Lancashire Area Team

## Comment

<b>Event Name</b>	Publication Draft Wyre Local Plan Main Modifications 2018
<b>Comment ID</b>	9
<b>Response Date</b>	23/10/18 10:50
<b>Status</b>	Submitted
<b>Submission Type</b>	Web
<b>Version</b>	0.1

**Are you responding as an agent?** Yes

### AGENT DETAILS

Please provide your agent details.

<b>Title</b>	Mr
<b>First name</b>	Harry
<b>Last name</b>	Tonge
<b>Organisation</b>	Steven Abbott Associates LLP
<b>Address</b>	[REDACTED]
<b>Postcode</b>	[REDACTED]
<b>E-mail address</b>	[REDACTED]
<b>Telephone Number</b>	[REDACTED]
<b>First name (required)</b>	.
<b>Last name (required)</b>	.
<b>Organisation (if relevant)</b>	Pipecroft Ltd

**Address (required)**

C/O Agent

**Postcode (required)**

Please indicate below whether or not you wish your personal details to be recorded for the purposes of progressing local planning in Wyre. Unless you indicate otherwise below, your details will remain on our database and will be used to inform you of future planning policy matters and procedures relating to this Local Plan and other local planning documents that may be produced. If at any point in time you wish to be removed from the database or have your details changed, contact Planning Policy at [planning.policy@wyre.gov.uk](mailto:planning.policy@wyre.gov.uk) or 01253 887231.

Yes - I WOULD like my personal details to be recorded on the council's local plan consultation database

**Do you consider the proposed main modifications to the Local Plan, including the Sustainability Appraisal Addendum 2018, to be legally compliant?**

Yes 0902/M/01/BS

**Main modification reference, MM:**

MM/05 0902/M/02/C

**Paragraph or policy reference:**

Strategic Policies (Policy SP1 Development Strategy)

**Do you consider this main modification to be "sound"?**

No

**If you do not consider this main modification to be sound, please specify on what grounds (see guidance note for additional information):(please tick one or more boxes as appropriate)**

Not effective

**Please provide precise details of why you believe this main modification is not sound:**

The addition of 'a minimum' to the text relating to the housing target is welcomed. However, there are still significant concerns that the Local Plan sets a housing target which will not deliver the OAHN for the borough. There are additional sites within the borough that are currently available and deliverable, and their allocation could enable the Council to deliver the OAHN during the plan period.

**Please specify any further modifications needed to make this Main Modification sound and explain why this is the case. It will be helpful if you are able to put forward your suggested revised wording.**

The allocation of additional housing sites to at least meet the OAHN.

**Do you wish to make an additional individual representation on "soundness" of the Local Plan?**

Yes

**Main modification reference, MM:**

MM/22 0902/M/03/C

**Paragraph or policy reference:**

MM/22 – Housing (7.2 Housing Land Supply) - para 7.2.5



Do you consider this main modification to be "sound"? No

If you do not consider this main modification to be sound, please specify on what grounds (see guidance note for additional information):(please tick one or more boxes as appropriate)

Not effective

Please provide precise details of why you believe this main modification is not sound:

Our view remains that the Sedgefield method would preferable in order to meet the shortfall in housing delivery as soon as possible, as required by Government policy. Furthermore, there are additional sites available which could be developed in the short term.

Please specify any further modifications needed to make this main modification sound and explain why this is the case. It will be helpful if you are able to put forward your suggested revised wording.

Use of the Sedgefield method for calculating housing land supply.

Do you wish to make an additional individual representation on "soundness" of the Local Plan? Yes

Main modification reference, MM:

MM/023 0902/M/023/C

Paragraph or policy reference:

Housing (Policy HP1 Housing Land Supply)

Do you consider this main modification to be "sound"? No

If you do not consider this main modification to be sound, please specify on what grounds (see guidance note for additional information):(please tick one or more boxes as appropriate)

Not effective

Please provide precise details of why you believe this main modification is not sound:

There still have significant concerns that the Local Plan will not, as a minimum, meet the OAHN and therefore cannot be considered to meet the needs of the borough during the Plan period. There are additional sites in the borough which are available and deliverable, allocating some of these sites could enable to the Council to meet the OAHN.

Notwithstanding the above, the addition of 'a minimum' to the overall housing target and 'at least' to the annual requirement is supported. The deletion of point 2 of the policy is also welcomed.

Please specify any further modifications needed to make this main modification sound and explain why this is the case. It will be helpful if you are able to put forward your suggested revised wording.

The allocation of additional housing sites to at least meet the OAHN.

Do you wish to make an additional individual representation on "soundness" of the Local Plan? Yes

Main modification reference, MM:

MM/090

0902/M/090/C

Paragraph or policy reference:

LPR1 – Wyre Local Plan Review

Do you consider this main modification to be "sound"?

No

If you do not consider this main modification to be sound, please specify on what grounds (see guidance note for additional information):(please tick one or more boxes as appropriate)

- Not positively prepared
- Not effective

Please provide precise details of why you believe this main modification is not sound:

There are significant concerns about the plan to undertake an early review of the Local Plan and in particular the timescales for the review. As the LPA has accepted that the current proposed Local Plan will not meet the OAHN for the borough, the review should take place as a matter of urgency. Even with the Main Modifications proposed, the Local Plan will not meet the identified housing needs of the borough. If the review of the Local Plan is not submitted until 2022, for at least 3 years the borough will be operating with a Local Plan which does not meet the identified OAHN, this could have significant implications for the delivery of housing.

Our view remains, that Option 1 in the 'Inspector's Post Hearing Advice – Main Modifications and Related Matters' (paragraph 11) would be more appropriate. This would involve a robust review of the highway and transport evidence at this stage. This would ensure that when that the Local Plan is sound when it is adopted and would not require early review.

If policy LPR1 is included point 3 the requirement should be for the allocation to sites to meet the OAHN should be the minimum.

Please specify any further modifications needed to make this main modification sound and explain why this is the case. It will be helpful if you are able to put forward your suggested revised wording.

Undertake a robust review of the highway and transport evidence at this stage.

Do you wish to make an additional individual representation on "soundness" of the Local Plan? No

If you do not consider this main modification to be sound, please specify on what grounds (see guidance note for additional information):(please tick one or more boxes as appropriate)

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**If you do not consider this main modification to be sound, please specify on what grounds (see guidance note for additional information):(please tick one or more boxes as appropriate)**

**Do you wish to participate at the oral part of the examination if the Inspector considers that further hearings are necessary? Please note that the process for undertaking the examination, including subjects/ matters to be addressed and participants, will be decided by the Inspector.**

No

**If you would like a copy of your representation please select YES. A copy will be sent to your email address provided in section A (or postal address if no email address is provided).**

Yes

For Office Use Only:

Date Received

11/10/18

Rep. No.

0930/M/01-02

B1, C.

**PART B – LEGAL COMPLIANCE (MAIN MODIFICATIONS AND SUSTAINABILITY APPRAISAL ADDENDUM 2018 ONLY)**

**Q1 Do you consider the proposed Main Modifications to the Local Plan, including the Sustainability Appraisal Addendum 2018, to be legally compliant?**

Yes

No

0930/M/01/B1

Please provide your comment on legal compliance below. If you consider the Main Modifications to the Local Plan and/or Sustainability Appraisal Addendum 2018 not to be legally compliant, please state clearly your reasons and explain how legal compliance can be achieved. Please refer to specific Main Modification reference numbers if required.

Please fill out Part F if you need additional space

**PART C – SOUNDNESS (MAIN MODIFICATIONS ONLY)**

0930/M/02/C.

**Q2 To which Main Modification does your representation on soundness relate? Please insert the relevant references in the boxes provided below. Please use a separate Part C continuation form for each additional Main Modification representation.**

Main Modification Reference	MM/ 002
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Paragraph or Policy Reference	
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**Q3a Do you consider this Main Modification to be "sound"?**

Yes

No

For Office Use Only: Date Received

Rep. No.

If YES please provide additional information below if you wish. If NO please answer question 3b.

The Inspector's Post Hearing Advice suggested the options of either an early review of the Local Plan or a more robust examination of highway constraints and opportunities. The reason for this is that the Council is not proposing to meet its objectively assessed need for housing as required by the National Planning Policy Framework (NPPF). The Council has decided to follow the early review option. This will in itself need to be accompanied by a comprehensive examination of highway matters including the opportunities to improve the network. It will indicate where any additional development to be accommodated in the Local Plan review period should be focused. It is also likely to direct new development to places that are more sustainable from a transport perspective and show where there are the best opportunities to build on and improve existing infrastructure to serve development. The emphasis at the Local Plan review stage should be on locations which are the best located in terms of access to sustainable modes of transport rather than on a distribution of development that is predominantly governed by highway capacity. New housing in the future in particular should be in the most sustainable locations and, where necessary, be accompanied by investment in sustainable transport infrastructure.

The associated policy to be incorporated is in Section 10 of the Local Plan (Monitoring the Local Plan). This requires a partial review to commence early in 2019 and an examination in early 2022. It would be helpful and more transparent if the programme for review could be more precise (for instance Quarter 1 of 2019 and Quarter 1 of 2022). As an absolute minimum the review will need to meet the objectively assessed need for housing (in accord with paragraph 35a of the NPPF) but there is an opportunity to be more ambitious, strengthening the communities at those places that already provide a framework of essential infrastructure, amenities and services. When it comes to decisions at the review stage on the locations for new housing a greater emphasis in the policy should be placed on sites which can be linked to existing modes of sustainable travel and on the potential for investment to enhance sustainable transport. Highway constraints should be a secondary consideration. In the overall balance this approach will lead to a far more sustainable distribution of development.

Please fill out Part F if you need additional space

**Q3b If you do not consider this Main Modification to be sound, please specify on what grounds (see guidance note for additional information):**

(Please tick one or more boxes as appropriate)

Not positively prepared

Not justified

Not effective

Not consistent with national planning policy

For Office Use Only: Date Received

Rep. No.

**Please provide precise details of why you believe this Main Modification is not sound:**

**Please fill out Part F if you need additional space**

**Q3c Please specify any further modifications needed to make this Main Modification sound and explain why this is the case. It will be helpful if you are able to put forward your suggested revised wording. Please fill out Part F if you need additional space.**

For Office Use Only: Date Received

Rep. No.

**PART D – SUSTAINABILITY APPRAISAL ADDENDUM 2018**

**Q4 – If you wish to comment on the Sustainability Appraisal Addendum 2018 please make your representation below.**

Please fill out Part F if you need additional space

**PART E – NEXT STEPS**

**Q5a Do you wish to participate at an oral part of the examination if the Inspector considers that further hearings are necessary?**

Yes  No

**Please note that the process for undertaking the examination, including subjects/matters to be addressed and participants, will be decided by the Inspector.**

For Office Use Only: Date Received

Rep. No.

**Q5b If you wish to participate at an oral part of the examination, if held, it would be useful if you can explain why you think this is necessary.**

Please fill out Part F if you need additional space

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**Post** to Planning Policy Team, Wyre Council, Breck Road, Poulton-le-Fylde, FY6 7PU.

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**In submitting the form, you understand that the information given is to the best of your knowledge correct.**



Planning Policy team,  
Wyre Council,  
Breck Road,  
Poulton-le-Fylde,  
FY6 7PU.

0937 / M/01-06/B.C

**Date:** 16 October 2018

**Our ref:** 04051/45/NT/FL/16591635v5

**Your ref:**

Dear Sir/Madam

### **Publication Draft Wyre Local Plan - Schedule of Main Modifications: Representations on behalf of Bourne Leisure Limited**

On behalf of our client, Bourne Leisure Ltd, we attach completed consultation forms with comments on the Draft Wyre Local Plan: Schedule of Main Modifications (August 2018) published for consultation until 24<sup>th</sup> October 2018. We have previously submitted comments on a number of documents which will comprise the new Local Plan.

By way of recent background, we submitted representations in this same capacity in response to the consultation on the Publication Draft Wyre Local Plan on 3<sup>rd</sup> November 2017. The response presented here reinforces and expands on those previous representations.

As set out in our previous representations on the consultation on the Publication Draft Wyre Local Plan, Bourne Leisure operates more than 50 holiday sites in the form of holiday parks, family entertainment resorts and hotels in Great Britain and is therefore a significant contributor to the national tourist economy, as well as local visitor economies. In Wyre Borough, Bourne Leisure operates Cala Gran Holiday Park under its Haven brand.

The attached forms provide comments on the following policies:

- Policy Sp2 – Sustainable Development;
- Policy EP9 – Holiday Accommodation;
- Policy SP4 – Countryside Areas;
- Policy SP6 – Viability; and,
- Policy CDMP1 – Environmental Protection.

In making comments on the proposed modifications to these policies, it is noted that the National Planning Policy Framework [§35] states that to be sound, a plan must meet the following tests:

- **Positively Prepared** – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs, and is informed by agreements with other authorities, so that unmet need from

neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;

- **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
- **Effective** – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
- **Consistent with National Policy** – enabling the delivery of sustainable development in accordance with the policies in this Framework.

Whilst further detail is provided in the attached forms, we consider that these policies, as proposed to be amended in the Schedule of Main Modifications, are sound.

We therefore trust that these further comments will be given appropriate consideration in the finalisation of the emerging Local Plan.

If you require any clarification or additional information, please let us know and we will be happy to assist.

Yours sincerely



  
Planning Director

For Office Use Only: Date Received	24/10/18	Rep. No.	0937/M/01-02/B1,C
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**PART B – LEGAL COMPLIANCE (MAIN MODIFICATIONS AND SUSTAINABILITY APPRAISAL ADDENDUM 2018 ONLY)**

**Q1 Do you consider the proposed Main Modifications to the Local Plan, including the Sustainability Appraisal Addendum 2018, to be legally compliant?**

Yes  No

0937/M/01/B

Please provide your comment on legal compliance below. If you consider the Main Modifications to the Local Plan and/or Sustainability Appraisal Addendum 2018 not to be legally compliant, please state clearly your reasons and explain how legal compliance can be achieved. Please refer to specific Main Modification reference numbers if required.

Please fill out Part F if you need additional space

**PART C – SOUNDNESS (MAIN MODIFICATIONS ONLY)**

**Q2 To which Main Modification does your representation on soundness relate? Please insert the relevant references in the boxes provided below. Please use a separate Part C continuation form for each additional Main Modification representation.**

0937/M/02/C

Main Modification Reference	MM/ 006
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Paragraph or Policy Reference	Policy SP2 - Insert new fifth criterion to Policy SP2, Point 6 to read: (e) "Maximise the use of previously developed land"
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**Q3a Do you consider this Main Modification to be "sound"?**

Yes  No

For Office Use Only: Date Received

Rep. No.

**If YES please provide additional information below if you wish. If NO please answer question 3b.**

Bourne Leisure endorses the main modification addition to policy SP2 which states "maximise the use of previously developed land". Due to the change in market conditions and customer demands, it is important for existing sites to be able to adapt and change effectively.

Bourne Leisure therefore considers that as drafted, the addition to Policy SP2 is an appropriate strategy, meets the "justified" test of soundness and is consistent with national policy.

**Please fill out Part F if you need additional space**

**Q3b If you do not consider this Main Modification to be sound, please specify on what grounds (see guidance note for additional information):**

(Please tick one or more boxes as appropriate)

Not positively prepared

Not justified

Not effective

Not consistent with national planning policy

For Office Use Only: Date Received

Rep. No.

**Please provide precise details of why you believe this Main Modification is not sound:**

**Please fill out Part F if you need additional space**

**Q3c Please specify any further modifications needed to make this Main Modification sound and explain why this is the case. It will be helpful if you are able to put forward your suggested revised wording. Please fill out Part F if you need additional space.**

For Office Use Only: Date Received

Rep. No.

## PART D – SUSTAINABILITY APPRAISAL ADDENDUM 2018

**Q4 – If you wish to comment on the Sustainability Appraisal Addendum 2018 please make your representation below.**

Please fill out Part F if you need additional space

## PART E – NEXT STEPS

**Q5a Do you wish to participate at an oral part of the examination if the Inspector considers that further hearings are necessary?**

Yes  No

**Please note that the process for undertaking the examination, including subjects/matters to be addressed and participants, will be decided by the Inspector.**

For Office Use Only: Date Received

Rep. No.

**Q5b If you wish to participate at an oral part of the examination, if held, it would be useful if you can explain why you think this is necessary.**

Please fill out Part F if you need additional space

### **Submitting your representation**

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**In submitting the form, you understand that the information given is to the best of your knowledge correct.**

For Office Use Only: Date Received

24/10/18

Rep. No.

0937/M/03/C

**PART B – LEGAL COMPLIANCE (MAIN MODIFICATIONS AND SUSTAINABILITY APPRAISAL ADDENDUM 2018 ONLY)**

**Q1 Do you consider the proposed Main Modifications to the Local Plan, including the Sustainability Appraisal Addendum 2018, to be legally compliant?**

Yes  No

Please provide your comment on legal compliance below. If you consider the Main Modifications to the Local Plan and/or Sustainability Appraisal Addendum 2018 not to be legally compliant, please state clearly your reasons and explain how legal compliance can be achieved. Please refer to specific Main Modification reference numbers if required.

Please fill out Part F if you need additional space

**PART C – SOUNDNESS (MAIN MODIFICATIONS ONLY)**

**Q2 To which Main Modification does your representation on soundness relate? Please insert the relevant references in the boxes provided below. Please use a separate Part C continuation form for each additional Main Modification representation.**

0937/M/03/C

<b>Main Modification Reference</b>	MM/ 009
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<b>Paragraph or Policy Reference</b>	Amend Policy SP4, Point 4, bullet 4) to read: ".....subject to Policy EP9 ( <del>Extension to</del> Holiday Accommodation)"
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**Q3a Do you consider this Main Modification to be "sound"?**

Yes  No



For Office Use Only: Date Received

Rep. No.

If YES please provide additional information below if you wish. If NO please answer question 3b.

Bourne Leisure endorses the main modification amendment to Policy SP4 to refer to "holiday accommodation" rather than "extensions to holiday accommodation" throughout. The proposed modification is consistent with the proposed modification of Policy EP9.

As tourism plays a key role in the Wyre economy, it remains important that a favourable approach is given to tourism development in the area, whether it relates to existing or new.

Bourne Leisure therefore considers that as drafted, the proposed modification to Policy SP4 is an appropriate strategy, meets the "justified" test of soundness and is consistent with national policy.

Please fill out Part F if you need additional space

**Q3b If you do not consider this Main Modification to be sound, please specify on what grounds (see guidance note for additional information):**

(Please tick one or more boxes as appropriate)

Not positively prepared

Not justified

Not effective

Not consistent with national planning policy

PUBLICATION DRAFT WYRE LOCAL PLAN MAIN MODIFICATIONS 2018 REPRESENTATION FORM

For Office Use Only: Date Received

Rep. No.

**Please provide precise details of why you believe this Main Modification is not sound:**

**Please fill out Part F if you need additional space**

**Q3c Please specify any further modifications needed to make this Main Modification sound and explain why this is the case. It will be helpful if you are able to put forward your suggested revised wording. Please fill out Part F if you need additional space.**

For Office Use Only: Date Received

Rep. No.

## PART D – SUSTAINABILITY APPRAISAL ADDENDUM 2018

**Q4 – If you wish to comment on the Sustainability Appraisal Addendum 2018 please make your representation below.**

Please fill out Part F if you need additional space

## PART E – NEXT STEPS

**Q5a Do you wish to participate at an oral part of the examination if the Inspector considers that further hearings are necessary?**

Yes  No

**Please note that the process for undertaking the examination, including subjects/matters to be addressed and participants, will be decided by the Inspector.**

For Office Use Only: Date Received

Rep. No.

**Q5b If you wish to participate at an oral part of the examination, if held, it would be useful if you can explain why you think this is necessary.**

Please fill out Part F if you need additional space

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**In submitting the form, you understand that the information given is to the best of your knowledge correct.**

For Office Use Only: Date Received

24/10/18

Rep. No.

0937/M/04/C

**PART B – LEGAL COMPLIANCE (MAIN MODIFICATIONS AND SUSTAINABILITY APPRAISAL ADDENDUM 2018 ONLY)**

**Q1 Do you consider the proposed Main Modifications to the Local Plan, including the Sustainability Appraisal Addendum 2018, to be legally compliant?**

Yes  No

Please provide your comment on legal compliance below. If you consider the Main Modifications to the Local Plan and/or Sustainability Appraisal Addendum 2018 not to be legally compliant, please state clearly your reasons and explain how legal compliance can be achieved. Please refer to specific Main Modification reference numbers if required.

Please fill out Part F if you need additional space

**PART C – SOUNDNESS (MAIN MODIFICATIONS ONLY)**

**Q2 To which Main Modification does your representation on soundness relate? Please insert the relevant references in the boxes provided below. Please use a separate Part C continuation form for each additional Main Modification representation.**

0937/M/04/C

<b>Main Modification Reference</b>	MM/ 011
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<b>Paragraph or Policy Reference</b>	Delete Policy SP6, Point 4 Amend para 5.7.2
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**Q3a Do you consider this Main Modification to be “sound”?**

Yes  No

For Office Use Only: Date Received

Rep. No.

If YES please provide additional information below if you wish. If NO please answer question 3b.

Bourne Leisure endorses the deletion of Policy SP6, Point 4 to remove the requirement to cover costs of a viability assessment. Furthermore, Bourne Leisure endorses the proposed additional wording in the proposed modification to para. 5.7.2, to maintain the confidentiality of commercial information.

As per the previous representation, it is important to protect the commercial interests of applicants in order to ensure that they are able to maintain their competitiveness and develop their businesses, and thereby support the local economy. The tourism industry in particular is recognised as playing a key role in attracting investment and providing/supporting employment within the Wyre economy.

Bourne Leisure therefore considers that as drafted, the deletion of Policy SP6, Point 4 and the supporting text in 5.7.2 ensures that Policy SP6 is an appropriate strategy. It therefore meets the "justified" test of soundness and is consistent with national policy.

Please fill out Part F if you need additional space

**Q3b If you do not consider this Main Modification to be sound, please specify on what grounds (see guidance note for additional information):**

(Please tick one or more boxes as appropriate)

Not positively prepared

Not justified

Not effective

Not consistent with national planning policy

For Office Use Only: Date Received

Rep. No.

**Please provide precise details of why you believe this Main Modification is not sound:**

**Please fill out Part F if you need additional space**

**Q3c Please specify any further modifications needed to make this Main Modification sound and explain why this is the case. It will be helpful if you are able to put forward your suggested revised wording. Please fill out Part F if you need additional space.**

For Office Use Only: Date Received

Rep. No.

## PART D – SUSTAINABILITY APPRAISAL ADDENDUM 2018

**Q4 – If you wish to comment on the Sustainability Appraisal Addendum 2018 please make your representation below.**

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## PART E – NEXT STEPS

**Q5a Do you wish to participate at an oral part of the examination if the Inspector considers that further hearings are necessary?**

Yes  No

**Please note that the process for undertaking the examination, including subjects/matters to be addressed and participants, will be decided by the Inspector.**



For Office Use Only: Date Received

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For Office Use Only: Date Received	24/10/18	Rep. No.	0937/M/05/C
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**PART B – LEGAL COMPLIANCE (MAIN MODIFICATIONS AND SUSTAINABILITY APPRAISAL ADDENDUM 2018 ONLY)**

**Q1 Do you consider the proposed Main Modifications to the Local Plan, including the Sustainability Appraisal Addendum 2018, to be legally compliant?**

Yes  No

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Please fill out Part F if you need additional space

**PART C – SOUNDNESS (MAIN MODIFICATIONS ONLY)**

**Q2 To which Main Modification does your representation on soundness relate? Please insert the relevant references in the boxes provided below. Please use a separate Part C continuation form for each additional Main Modification representation.** 0937/M/05/C

Main Modification Reference	MM/ 014
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Paragraph or Policy Reference	Amend Policy CDMP1, Point 1 (d) (ii)
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**Q3a Do you consider this Main Modification to be “sound”?**

Yes  No

For Office Use Only: Date Received

Rep. No.

If YES please provide additional information below if you wish. If NO please answer question 3b.

Bourne Leisure endorses the modified wording proposed for the policy, to provide more stringent control over development which would "result in, or contribute to, a deterioration in air quality". Given the close proximity of Bourne Leisure's existing site Cala Gran to a waste recycling centre, it is particularly important as a matter of principle for the determination of applications for new development to take into account the full consideration of any potential impact which poor air quality may have on existing leisure and tourism facilities, and visitor accommodation.

Bourne Leisure therefore considers that as proposed to be modified, Policy CDMP1 provides an appropriate strategy, meets the "justified" test of soundness and is consistent with national policy.

Please fill out Part F if you need additional space

**Q3b If you do not consider this Main Modification to be sound, please specify on what grounds (see guidance note for additional information):**

(Please tick one or more boxes as appropriate)

Not positively prepared

Not justified

Not effective

Not consistent with national planning policy

For Office Use Only: Date Received

Rep. No.

**Please provide precise details of why you believe this Main Modification is not sound:**

**Please fill out Part F if you need additional space**

**Q3c Please specify any further modifications needed to make this Main Modification sound and explain why this is the case. It will be helpful if you are able to put forward your suggested revised wording. Please fill out Part F if you need additional space.**

For Office Use Only: Date Received

Rep. No.

## PART D – SUSTAINABILITY APPRAISAL ADDENDUM 2018

**Q4 – If you wish to comment on the Sustainability Appraisal Addendum 2018 please make your representation below.**

Please fill out Part F if you need additional space

## PART E – NEXT STEPS

**Q5a Do you wish to participate at an oral part of the examination if the Inspector considers that further hearings are necessary?**

Yes

No

**Please note that the process for undertaking the examination, including subjects/matters to be addressed and participants, will be decided by the Inspector.**

For Office Use Only: Date Received

Rep. No.

**Q5b If you wish to participate at an oral part of the examination, if held, it would be useful if you can explain why you think this is necessary.**

Please fill out Part F if you need additional space

#### **Submitting your representation**

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**In submitting the form, you understand that the information given is to the best of your knowledge correct.**

For Office Use Only: Date Received	24/10/18	Rep. No.	0937/M/06/C
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**PART B – LEGAL COMPLIANCE (MAIN MODIFICATIONS AND SUSTAINABILITY APPRAISAL ADDENDUM 2018 ONLY)**

**Q1 Do you consider the proposed Main Modifications to the Local Plan, including the Sustainability Appraisal Addendum 2018, to be legally compliant?**

Yes  No

Please provide your comment on legal compliance below. If you consider the Main Modifications to the Local Plan and/or Sustainability Appraisal Addendum 2018 not to be legally compliant, please state clearly your reasons and explain how legal compliance can be achieved. Please refer to specific Main Modification reference numbers if required.

Please fill out Part F if you need additional space

**PART C – SOUNDNESS (MAIN MODIFICATIONS ONLY)**

**Q2 To which Main Modification does your representation on soundness relate? Please insert the relevant references in the boxes provided below. Please use a separate Part C continuation form for each additional Main Modification representation.**

0937/M/06/C

Main Modification Reference	MM/ 043
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Paragraph or Policy Reference	Amend title at 8.9 and Policy EP9 to read: "Extensions to Holiday Accommodation"
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**Q3a Do you consider this Main Modification to be "sound"?**

Yes  No

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Rep. No.

If YES please provide additional information below if you wish. If NO please answer question 3b.

Bourne Leisure endorses the main modification amendment to Policy EP9 and title 8.9 to refer to "holiday accommodation" rather than "extensions to holiday accommodation" throughout. The proposed modification is consistent with the proposed modification of Policy SP4.

As tourism plays a key role in the Wyre economy, it remains important that a favourable approach is given to tourism development in the area, whether it relates to existing or new.

Bourne Leisure therefore considers that as drafted, the proposed modification to Policy EP9 is an appropriate strategy, meets the "justified" test of soundness and is consistent with national policy.

Please fill out Part F if you need additional space

**Q3b If you do not consider this Main Modification to be sound, please specify on what grounds (see guidance note for additional information):**

(Please tick one or more boxes as appropriate)

Not positively prepared

Not justified

Not effective

Not consistent with national planning policy



For Office Use Only: Date Received

Rep. No.

**Please provide precise details of why you believe this Main Modification is not sound:**

**Please fill out Part F if you need additional space**

**Q3c Please specify any further modifications needed to make this Main Modification sound and explain why this is the case. It will be helpful if you are able to put forward your suggested revised wording. Please fill out Part F if you need additional space.**

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## PART D – SUSTAINABILITY APPRAISAL ADDENDUM 2018

**Q4 – If you wish to comment on the Sustainability Appraisal Addendum 2018 please make your representation below.**

Please fill out Part F if you need additional space

## PART E – NEXT STEPS

**Q5a Do you wish to participate at an oral part of the examination if the Inspector considers that further hearings are necessary?**

Yes  No

**Please note that the process for undertaking the examination, including subjects/matters to be addressed and participants, will be decided by the Inspector.**

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Rep. No.

**Q5b If you wish to participate at an oral part of the examination, if held, it would be useful if you can explain why you think this is necessary.**

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0941/m/01-03/c



**GLADMAN**  
DEVELOPMENTS LIMITED

Gladman House, Alexandria Way  
Congleton Business Park  
Congleton, Cheshire  
CW12 1LB

T: [REDACTED]  
F: [REDACTED]

[www.gladman.co.uk](http://www.gladman.co.uk)

Wyre Council  
Planning Policy Team  
Civic Centre  
Breck Road  
Poulton-le-Fylde  
FY6 7PU  
By email only to: [planning.policy@wyre.gov.uk](mailto:planning.policy@wyre.gov.uk)

Dear Sir/Madam,

**Re: Proposed Main Modifications**

These representations provide the response of Gladman Developments Ltd (hereafter referred to as "Gladman") to the above consultation. Gladman has been involved throughout the preparation process of the Wyre Local Plan (WLP) having submitted written representations to previous stages of consultation.

Gladman has previously highlighted concerns regarding the approach taken through the WLP and the need for further flexibility to ensure that the Council is able to meet its development needs. This response seeks to highlight a number of issues with the following proposed modifications:

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**MM/006**

0941/m/01/c

Gladman has previously raised concerns over the Council's use of settlement boundaries and do not consider their use provide a positive approach to meeting development needs. Indeed, their use would in effect create a presumption against development even if a development proposal was considered to be sustainable all but its location beyond an artificial limit. Gladman recommend that further modifications are required to ensure flexibility is built into the WLP in accordance with the presumption in favour of sustainable development. This is particularly important given that the WLP does not seek to meet housing needs in full and therefore the Plan needs to be able to positively respond to opportunities beyond settlement boundaries which may arise over the plan period to assist the Council in meeting its housing needs in full.

---

**MM/022**

0941/m/02/c

Gladman raise concerns in relation to the above modification which suggests the use of the Liverpool approach for the purposes of calculating housing land supply. Gladman would highlight that this approach does not appear to be consistent with the requirements of national policy. Whilst neither the

Directors: D J Gladman BA, K J Gladman MCSP, SRP, J M S Shepherd BSc, CEng, MIEE, G K Edwards DipTP, MRTPI

VAT Registration No. 677 6792 63

Registered Address: Gladman House, Alexandria Way, Congleton Business Park, Congleton, Cheshire, CW12 1LB, Registration No. 3341567

Liverpool or Sedgefield approach is specifically mentioned, it is clear that the emphasis on meeting the housing need in full on an annual basis as a minimum. The approach proposed through modifications therefore seems at odds with the approach to significantly boost the supply of housing to spread past housing delivery failure over a longer period into the future when it should have already been delivered. This is further concerning when the Local Plan does not seek to meet full housing needs over the plan period. It must be borne in mind that any further delay in meeting unmet housing needs is failing to meet those households who need both market and affordable homes since the start of the plan period. This is not simply a theoretical mathematical exercise as there are households who need homes now and it is unreasonable to expect them to wait until later in the plan period when the housing should have already been delivered.

Accordingly, the reference to the Liverpool method in the Plan made via modification is not considered to be justified given the previous shortfall in housing delivery that has already accumulated. Instead, the Plan should make clear that the Sedgefield method be used for the purposes of calculating housing land supply to ensure housing shortfall is addressed as soon as possible.

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#### MM/090

094/m/03/c

Gladman welcome the inclusion of MM/090 which requires the local planning authority to undertake a review of the WLP to meet its OAN in full.

The Council will be aware of the changes made to national policy with regards to the introduction of the standardised methodology for calculating housing needs. The standardised methodology should only be considered to represent a tentative starting point as it only provides the base requirement and the minimum levels of housing need that is required. In undertaking a review of housing needs, the Council will need to consider the baseline need alongside its aspirations for economic growth and any unmet needs of neighbouring authorities through a statement(s) of common ground. Further, the standardised approach is under review by Government due to the inherent problems with the calculation as exposed by the most recently published household projections and is subject to further change.

Notwithstanding the above, although the principle of undertaking a review is supported, the proposed wording does not require the authority to undertake a review resulting in the estimated time scales potentially slipping. It is therefore essential to the soundness of the Plan that the review be carried out immediately upon adoption of the WLP rather than waiting until the end of 2019. Further, should any slippage occur in the estimated dates provided then consequences should also be included in the policy wording such as that proposed in the North West Leicestershire Local Plan which states:

The District Council will commence a review of this Local Plan (defined as being publication of an invitation to make representations in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012) **by the end of January 2018 or within 3 months of the adoption of this Local Plan (whichever is the later)**. The Plan Review will be submitted for examination within two years from the commencement of the review. **In the event that the reviewed plan is not submitted within two years then this Local Plan will be deemed out of date.** (emphasis added)

#### Conclusions

I hope you have found this response to be constructive. Should you require any further information please do not hesitate to contact me.

Yours faithfully,

John Fleming  
Gladman Developments Ltd

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**PART B – LEGAL COMPLIANCE (MAIN MODIFICATIONS AND SUSTAINABILITY APPRAISAL ADDENDUM 2018 ONLY)**

**Q1 Do you consider the proposed Main Modifications to the Local Plan, including the Sustainability Appraisal Addendum 2018, to be legally compliant?**

Yes  No

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Please fill out Part F if you need additional space

**PART C – SOUNDNESS (MAIN MODIFICATIONS ONLY)**

**Q2 To which Main Modification does your representation on soundness relate? Please insert the relevant references in the boxes provided below. Please use a separate Part C continuation form for each additional Main Modification representation.**

0944/M/01/C

Main Modification Reference	MM/ 057
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Paragraph or Policy Reference	SA1/8 - Land South of Blackpool Road, Poulton-le-Fylde
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**Q3a Do you consider this Main Modification to be “sound”?**

Yes  No

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Rep. No.

If YES please provide additional information below if you wish. If NO please answer question 3b.

Please fill out Part F if you need additional space

**Q3b** If you do not consider this Main Modification to be sound, please specify on what grounds (see guidance note for additional information):

(Please tick one or more boxes as appropriate)

Not positively prepared

Not justified

Not effective

Not consistent with national planning policy





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Rep. No.

## PART D – SUSTAINABILITY APPRAISAL ADDENDUM 2018

**Q4 – If you wish to comment on the Sustainability Appraisal Addendum 2018 please make your representation below.**

Please fill out Part F if you need additional space

## PART E – NEXT STEPS

**Q5a Do you wish to participate at an oral part of the examination if the Inspector considers that further hearings are necessary?**

Yes  No

**Please note that the process for undertaking the examination, including subjects/matters to be addressed and participants, will be decided by the Inspector.**

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**Q5b If you wish to participate at an oral part of the examination, if held, it would be useful if you can explain why you think this is necessary.**

To explain and discuss our representation with the Inspector

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**PART F – ADDITIONAL INFORMATION**

**ONLY** use this part of the form if you require additional space to complete your representation to the questions listed in parts B to E of the representation form. Please attach a separate sheet for each question.

Please add your personal ID number (if known)

0944

Personal Details		Agent Details (if applicable)	
First Name		First Name	Graham
Last Name		Last Name	Love
Organisation (if relevant)	Applethwaite Ltd	Organisation	Smith & Love Planning Consultants

Which question are you adding additional information to?	Q3b
If additional information is in relation to Part B or C, please state the relevant Main Modification reference number and relevant paragraph or policy reference.	<b>MM/ 057</b>

**Additional Information:**

Continued

Notwithstanding its support for the above modifications however, and whilst increased site capacity is welcome, Applethwaite considers that further modification beyond the proposed site capacity figure set out in MM/057 is necessary to ensure that site allocation SA1/8 is able to maximise the contribution it can make to meeting a range of housing and community needs as early as possible in the plan period. The Inspector is clear in paragraph 27 of the Post Hearing Advice that; "The opportunity to make best use of the site should be taken."

MM/057 proposes to increase the site capacity figure for SA1/8 from 154 no. to 300 no. dwellings. There is no explanation of what evidence the figure is based on and how it has been calculated, and the Council response to the Post Hearing Advice note simply explains that it 'considers the site could deliver around 300 dwellings.'

Each of the house builders with interests in SA1/8 has prepared a layout scheme or planning application illustrating the type and quantum of development they are required to achieve on the land they control. For Applethwaite, this is a development of 44 no. one, two and three bedroom bungalows for over 55s occupation, or alternatively, in the event it is considered that bungalows should not be delivered in that location, it would revert to a scheme of 60 no. two, three and four bedroom two storey dwellings. Added together, the total yield of the combined output of the house builders controlling land within SA1/8 is clearly higher than 300 no. dwellings.

A sufficient quantum of development must be realised in order to provide the on and off-site physical and community infrastructure associated with SA1/8 that is needed to support the delivery of new housing, including education facilities and highway contributions. The Inspector also notes in paragraph 27 of the Post Hearing Advice that a larger number of houses would allow a greater contribution to be made to the Poulton-le-Fylde Highway Mitigation Strategy and off-site sustainable transport measures. Consideration must also be given to extending the SA1/8 allocation in order to accommodate an increased site capacity and sufficient land for a primary school.

Finally, although it is not proposed to modify Key Development Consideration 1 of SA1/8, the original representations made on behalf of Applethwaite at publication stage and those made in our hearing statement, remain unchanged in this respect as we consider that the land within SA1/8 controlled by Applethwaite can be delivered independently and does not need to be part of a masterplanning exercise for the wider allocation.

0944/M/01/C  
(continued)

PUBLICATION DRAFT WYRE LOCAL PLAN MAIN MODIFICATIONS 2018 REPRESENTATION FORM

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**PART B – LEGAL COMPLIANCE (MAIN MODIFICATIONS AND SUSTAINABILITY APPRAISAL ADDENDUM 2018 ONLY)**

**Q1 Do you consider the proposed Main Modifications to the Local Plan, including the Sustainability Appraisal Addendum 2018, to be legally compliant?**

Yes  No

Please provide your comment on legal compliance below. If you consider the Main Modifications to the Local Plan and/or Sustainability Appraisal Addendum 2018 not to be legally compliant, please state clearly your reasons and explain how legal compliance can be achieved. Please refer to specific Main Modification reference numbers if required.

Please fill out Part F if you need additional space

**PART C – SOUNDNESS (MAIN MODIFICATIONS ONLY)**

**Q2 To which Main Modification does your representation on soundness relate? Please insert the relevant references in the boxes provided below. Please use a separate Part C continuation form for each additional Main Modification representation.**

0947/M/OI/C

<b>Main Modification Reference</b>	MM/ 066
------------------------------------	---------

<b>Paragraph or Policy Reference</b>	SA1/17 - Land south of Prospect Farm, west of the A6, Garstang
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**Q3a Do you consider this Main Modification to be “sound”?**

Yes  No

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Rep. No.

If YES please provide additional information below if you wish. If NO please answer question 3b.

Please fill out Part F if you need additional space

**Q3b If you do not consider this Main Modification to be sound, please specify on what grounds (see guidance note for additional information):**

(Please tick one or more boxes as appropriate)

Not positively prepared

Not justified

Not effective

Not consistent with national planning policy

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**Please provide precise details of why you believe this Main Modification is not sound:**

We submitted representations in response to the Publication Draft Wyre Local Plan for our clients Mrs J Parkinson in relation to the whole of the land forming the proposed Site Allocation SA1/17, and Mr R Parkinson in relation to the immediately adjacent land to the south of Site Allocation SA1/17 which we identified on the map submitted with our representations titled "Land south of Housing Allocation SA1/17 (Omission Site)". We prepared further representations in our Hearing Statement and appeared at the Hearing (Matter 8 Issue 3) jointly on behalf of both Mrs J Parkinson and Mr R Parkinson. This response is similarly prepared on a joint basis as it concerns both adjoining parcels of land which are in [REDACTED]

Our representations in response to Policy SA1 and our Hearing Statement set out the evidence and justification for increasing the proposed capacity of Site Allocation SA1/17 as it appears in the Publication Draft from 53 no. dwellings to 70 no., and the scope to enlarge the proposed allocation by including the adjoining land (the residual frontage part of SHLAA site ref. GST\_74) for which we indicated a capacity of up to 50 no. dwellings, in the event the Inspector considers the A6 highway constraint is overstated such that additional growth can be supported at Garstang and additional housing land supply can be identified in the Local Plan.

In determining that the Publication Draft Local Plan is not sound as submitted and main modifications are needed to make it sound, the Inspector is clear in his Post Hearing Advice note that;

1. The failure to plan for enough new housing is a key concern;
2. The OAN is a robust figure and the Local Plan must do all it can to meet identified housing need;
3. Garstang is a sustainable and suitable location for housing growth;
4. New housing delivery can be focused in sustainable locations with good public transport including Garstang within the A6 Severe Restriction Zone as there are existing and proposed employment opportunities, a range of services and facilities, and the opportunity to use and build upon sustainable modes of travel;
5. There is scope for a 'modest increase' in housing growth in Garstang based on the current highway evidence base but this is not quantified as an additional number of houses beyond the proposed Main Modifications MM/066 and MM/065

Continued on separate sheet

**Please fill out Part F if you need additional space**

**Q3c Please specify any further modifications needed to make this Main Modification sound and explain why this is the case. It will be helpful if you are able to put forward your suggested revised wording. Please fill out Part F if you need additional space.**

It is requested that the boundary of the proposed housing site allocation SA 1/17 - Land south of Prospect Farm, west of the A6, Garstang is modified on the Policies Map to include the omitted land to the south (identified on the plan accompanying our representations in response to the Publication Draft Local Plan) as the residual frontage part of SHLAA site ref. GST\_74.

The omitted land has a capacity of up to 50 no. dwellings which would increase the capacity of the modified allocation from 70 no. (per MM/066) to 120 no. dwellings.



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## PART D – SUSTAINABILITY APPRAISAL ADDENDUM 2018

**Q4 – If you wish to comment on the Sustainability Appraisal Addendum 2018 please make your representation below.**

Please fill out Part F if you need additional space

## PART E – NEXT STEPS

**Q5a Do you wish to participate at an oral part of the examination if the Inspector considers that further hearings are necessary?**

Yes  No

**Please note that the process for undertaking the examination, including subjects/matters to be addressed and participants, will be decided by the Inspector.**

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**Q5b If you wish to participate at an oral part of the examination, if held, it would be useful if you can explain why you think this is necessary.**

To explain and discuss the representation and request for an amended modification with the Inspector

Please fill out Part F if you need additional space

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**PART F – ADDITIONAL INFORMATION**

**ONLY** use this part of the form if you require additional space to complete your representation to the questions listed in parts B to E of the representation form. Please attach a separate sheet for each question.

Please add your personal ID number (if known) 0947 and 0948

Personal Details		Agent Details (if applicable)	
First Name	J and R	First Name	Graham
Last Name	Parkinson	Last Name	Love
Organisation (if relevant)		Organisation	Smith & Love Planning Consultants

Which question are you adding additional information to?	Q3b
If additional information is in relation to Part B or C, please state the relevant Main Modification reference number and relevant paragraph or policy reference.	<b>MM/ 066</b>

**Additional Information:**

Continued

While we therefore support proposed Main Modification MM/066 and the increase in the capacity of the site from 53 no. to 70 no. dwellings, it has overlooked the opportunity to enlarge the allocation and increase its capacity to 120 no. dwellings. This differs to the approach taken in respect of SA1/16 and MM/065 and is an inconsistent approach, where the available evidence indicates that the potential capacity of both of the proposed site allocations should be maximised.

A further modification beyond that proposed in MM/066 should therefore be made to the Local Plan at this present stage before it is adopted. The evidence base and our previous representations confirm that the omitted land to the south of the proposed SA1/17 site allocation is suitable for housing development, is available and can be delivered. A number of house builders have also expressed strong interest in the available land.

In conclusion, there is an acceptable and available opportunity to maximise the contribution [REDACTED] comprising the current allocation site SA1/16 and the adjacent omitted land immediately to the south, can make in the current version of the Local Plan proposed for adoption. This would increase the proposed allocation from 70 no. dwellings as currently proposed under MM/066 to 120 no. dwellings. This will enable the adopted Local Plan to accommodate a greater proportion of the OAN so it can be delivered as early as possible, and will reduce the amount of unmet need to be deferred to the Local Plan Review.

PUBLICATION DRAFT WYRE LOCAL PLAN MAIN MODIFICATIONS 2018 REPRESENTATION FORM

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**PART B – LEGAL COMPLIANCE (MAIN MODIFICATIONS AND SUSTAINABILITY APPRAISAL ADDENDUM 2018 ONLY)**

**Q1 Do you consider the proposed Main Modifications to the Local Plan, including the Sustainability Appraisal Addendum 2018, to be legally compliant?**

Yes  No

Please provide your comment on legal compliance below. If you consider the Main Modifications to the Local Plan and/or Sustainability Appraisal Addendum 2018 not to be legally compliant, please state clearly your reasons and explain how legal compliance can be achieved. Please refer to specific Main Modification reference numbers if required.

Please fill out Part F if you need additional space

**PART C – SOUNDNESS (MAIN MODIFICATIONS ONLY)**

**Q2 To which Main Modification does your representation on soundness relate? Please insert the relevant references in the boxes provided below. Please use a separate Part C continuation form for each additional Main Modification representation.**

Main Modification Reference	MM/ 003, 007, 036, 049, 060, 101
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Paragraph or Policy Reference	4.1.9, 4.1.16, 5.4.4, Policy S3, Table 8.2 Footnote 52, Policy SA1/11 - North of Norcross Lane, Norcross, Policies Map
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**Q3a Do you consider this Main Modification to be "sound"?**

Yes  No

0953/m/01/c (mm/003)  
 0953/m/02/c (mm/007)  
 0953/m/03/c (mm/036)  
 0953/m/04/c (mm/049)  
 0953/m/05/c (mm/060)  
 0953/m/06/c (mm/101)

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If YES please provide additional information below if you wish. If NO please answer question 3b.

This representation is a collective response to the proposed Main Modifications listed above. [REDACTED] is the principal landowner within the proposed site allocation SA1/11 North of Norcross Lane, Norcross and the representation is submitted on its behalf in respect of Main Modifications MM/003, MM/007 and MM/101 related to the Green Belt. The representations made in relation to Main Modifications MM/036, MM/049 and MM/060 relating to the loss of employment land, the site capacity of the housing allocation and the key development considerations, also represent the interests of McDermott Homes as the preferred developer of the residential part of the site it is due to acquire from Telereal Trillium, and as the applicant for the corresponding current application for the approval of reserved matters (18/00755/REMMAJ) and the detailed planning application for the redevelopment of Clarke House (18/00860/FULMAJ),

Telereal Trillium fully supports MM/003, MM/007 and MM/101 and agrees that exceptional circumstances have been demonstrated to justify the proposed modification of the Green Belt boundary and corresponding adjustment of the settlement boundary and extent of proposed site allocation SA1/11 so it fully corresponds with the boundary of the land which benefits from outline planning permission ref. 17/00268/OULMAJ. The proposed wording of Paragraph 5.4.4 of MM/007 is incorrect however as the outline planning permission is for mixed residential, retail / leisure and employment development and it does not prescribe the location of any of the permitted uses. The part of the site identified in MM/101 may therefore be developed for commercial use and not residential use.

Telereal Trillium and McDermott Homes fully support MM/036 (Footnote 52 of Table 8.2) which acknowledges and sanctions the net loss of the employment floorspace at Clarke House within the proposed site allocation SA1/11. In respect of MM/049 and MM/060, the current reserved matters application and Clarke House planning application submitted by McDermott Homes, propose 224 no. dwellings combined and further applications on the residual land owned by Telereal Trillium, excluding the part of the site which benefits from detailed planning permission for retail and leisure development (expected to come forward as a local centre), could deliver at least 14 no. further dwellings and potentially more than 90 no. units if sheltered housing / retirement apartments were delivered. Whilst the Site Capacity is a minimum figure, it is considered helpful if the figure is therefore increased to 330 dwellings to take account of this potential. In addition, a minor further revision is required to Key Development Consideration 6 as the proposed wording in MM/060 is incorrect in light of the current planning and reserved matters applications submitted by McDermott Homes and the consultation responses received from the local highway authority at Lancashire County Council and Highways England, which both raise no objection to the proposed means of vehicular access to the proposed residential part of the site from the existing access on White Carr Lane.

Please fill out Part F if you need additional space

**Q3b If you do not consider this Main Modification to be sound, please specify on what grounds (see guidance note for additional information):**

(Please tick one or more boxes as appropriate)

Not positively prepared

Not justified

Not effective

Not consistent with national planning policy

For Office Use Only: Date Received

Rep. No.

**Please provide precise details of why you believe this Main Modification is not sound:**

**Please fill out Part F if you need additional space**

**Q3c Please specify any further modifications needed to make this Main Modification sound and explain why this is the case. It will be helpful if you are able to put forward your suggested revised wording. Please fill out Part F if you need additional space.**

MM/007 - amend the last sentence of Paragraph 5.4.4 to read; "This parcel of land has outline planning permission for mixed use development."

MM/060 - amend Site Capacity to read; 330 dwellings

MM/060 - amend Site Delivery to read; (Planning reference 17/00268/OULMAJ)

MM/060 - amend Key Development Consideration 6 to read; "New and/or retained accesses from White Carr Lane and Norcross Lane will be required."

For Office Use Only: Date Received

Rep. No.

## PART D – SUSTAINABILITY APPRAISAL ADDENDUM 2018

**Q4 – If you wish to comment on the Sustainability Appraisal Addendum 2018 please make your representation below.**

Please fill out Part F if you need additional space

## PART E – NEXT STEPS

**Q5a Do you wish to participate at an oral part of the examination if the Inspector considers that further hearings are necessary?**

Yes  No

**Please note that the process for undertaking the examination, including subjects/matters to be addressed and participants, will be decided by the Inspector.**



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Rep. No.

**Q5b If you wish to participate at an oral part of the examination, if held, it would be useful if you can explain why you think this is necessary.**

To clarify any of the points raised in this representation if necessary.

Please fill out Part F if you need additional space

#### **Submitting your representation**

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**In submitting the form, you understand that the information given is to the best of your knowledge correct.**

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B1.C

**PART B – LEGAL COMPLIANCE (MAIN MODIFICATIONS AND SUSTAINABILITY APPRAISAL ADDENDUM 2018 ONLY)**

**Q1 Do you consider the proposed Main Modifications to the Local Plan, including the Sustainability Appraisal Addendum 2018, to be legally compliant?**

Yes  No

0962/M/01/TS1

Please provide your comment on legal compliance below. If you consider the Main Modifications to the Local Plan and/or Sustainability Appraisal Addendum 2018 not to be legally compliant, please state clearly your reasons and explain how legal compliance can be achieved. Please refer to specific Main Modification reference numbers if required.

Please fill out Part F if you need additional space

**PART C – SOUNDNESS (MAIN MODIFICATIONS ONLY)**

**Q2 To which Main Modification does your representation on soundness relate? Please insert the relevant references in the boxes provided below. Please use a separate Part C continuation form for each additional Main Modification representation.**

Main Modification Reference	MM/ 062
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Paragraph or Policy Reference	policy SA1/13
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0962/M/02/C

**Q3a Do you consider this Main Modification to be "sound"?**

Yes  No

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For Office Use Only: Date Received

Rep. No.

If YES please provide additional information below if you wish. If NO please answer question 3b.

Without prejudice to previous representations and opinions with regards to the original allocation, it is considered that the proposed main modifications reflect the Inspector's Post Hearing Advice note and would help deliver the Borough's housing needs in a positive and sustainable manner. Initial survey work has been undertaken on the amended allocation site area, which demonstrate that it is possible to deliver the number of dwellings and other infrastructure set out in the modified policy. This includes avoiding the HSE pipeline and ensuring that no housing is sited within areas at risk of flooding.

Please fill out Part F if you need additional space

**Q3b** If you do not consider this Main Modification to be sound, please specify on what grounds (see guidance note for additional information):

(Please tick one or more boxes as appropriate)

Not positively prepared

Not justified

Not effective

Not consistent with national planning policy

PUBLICATION DRAFT WYRE LOCAL PLAN MAIN MODIFICATIONS 2018 REPRESENTATION FORM

For Office Use Only: Date Received

Rep. No.

**Please provide precise details of why you believe this Main Modification is not sound:**

**Please fill out Part F if you need additional space**

**Q3c Please specify any further modifications needed to make this Main Modification sound and explain why this is the case. It will be helpful if you are able to put forward your suggested revised wording. Please fill out Part F if you need additional space.**

For Office Use Only: Date Received

Rep. No.

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**PART D – SUSTAINABILITY APPRAISAL ADDENDUM 2018**

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**Q4 – If you wish to comment on the Sustainability Appraisal Addendum 2018 please make your representation below.**

Please fill out Part F if you need additional space

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**PART E – NEXT STEPS**

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**Q5a Do you wish to participate at an oral part of the examination if the Inspector considers that further hearings are necessary?**

Yes  No

**Please note that the process for undertaking the examination, including subjects/matters to be addressed and participants, will be decided by the Inspector.**

PUBLICATION DRAFT WYRE LOCAL PLAN MAIN MODIFICATIONS 2018 REPRESENTATION FORM

For Office Use Only: Date Received

Rep. No.

**Q5b If you wish to participate at an oral part of the examination, if held, it would be useful if you can explain why you think this is necessary.**

To promote our client's allocation and provide details on delivery and the status of survey work.

Please fill out Part F if you need additional space

#### **Submitting your representation**

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PUBLICATION DRAFT WYRE LOCAL PLAN MAIN MODIFICATIONS 2018 REPRESENTATION FORM

For Office Use Only: Date Received

Rep. No.

**PART B – LEGAL COMPLIANCE (MAIN MODIFICATIONS AND SUSTAINABILITY APPRAISAL ADDENDUM 2018 ONLY)**

**Q1 Do you consider the proposed Main Modifications to the Local Plan, including the Sustainability Appraisal Addendum 2018, to be legally compliant?**

Yes  No

**Please provide your comment on legal compliance below. If you consider the Main Modifications to the Local Plan and/or Sustainability Appraisal Addendum 2018 not to be legally compliant, please state clearly your reasons and explain how legal compliance can be achieved. Please refer to specific Main Modification reference numbers if required.**

Please fill out Part F if you need additional space

**PART C – SOUNDNESS (MAIN MODIFICATIONS ONLY)**

**Q2 To which Main Modification does your representation on soundness relate? Please insert the relevant references in the boxes provided below. Please use a separate Part C continuation form for each additional Main Modification representation.**

Main Modification Reference	MM/ 079
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Paragraph or Policy Reference	page 139, policy SA3
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**Q3a Do you consider this Main Modification to be "sound"?**

Yes  No

0962/11/03/C

PUBLICATION DRAFT WYRE LOCAL PLAN MAIN MODIFICATIONS 2018 REPRESENTATION FORM

For Office Use Only: Date Received

Rep. No.

If YES please provide additional information below if you wish. If NO please answer question 3b.

Please fill out Part F if you need additional space

**Q3b If you do not consider this Main Modification to be sound, please specify on what grounds (see guidance note for additional information):**

(Please tick one or more boxes as appropriate)

Not positively prepared

Not justified

Not effective

Not consistent with national planning policy



For Office Use Only: Date Received

Rep. No.

**Please provide precise details of why you believe this Main Modification is not sound:**

The proposed modification makes reference to a total "Site Capacity" for each of the allocated sites.

The Inspectors Post Hearing Advice Note identifies in Paragraph 7 that the Council's ability to meet its full OAN is constrained by highway capacity but that this assessment has been a high level desktop assessment without robustly modelling the effectiveness of new transport infrastructure in limiting impacts of development. As such additional highway assessments, undertaken as part of subsequent planning applications, may demonstrate that additional housing could be delivered within an allocation site boundary without having an unacceptable impact on highway safety and without resulting in a severe impact on the road network.

If this is the case then it would be unjustified to limit the capacity of allocations to the "total" identified in this table, especially if this cap were based solely on perceived highway constraints.

NPPF 2012 requires authorities to "boost significantly the supply of housing" in paragraph 47. The "Site Capacity" attributed to each allocation is limited by a technical issue which would need to be considered on a site by site basis. The limiting of site capacity through this table does not therefore accord with the NPPF requirement to "boost significantly" housing supply and the wording should be more flexible to allow for more houses to be delivered where acceptable, subject to other policies in the plan and material considerations.

**Please fill out Part F if you need additional space**

**Q3c Please specify any further modifications needed to make this Main Modification sound and explain why this is the case. It will be helpful if you are able to put forward your suggested revised wording. Please fill out Part F if you need additional space.**

On the basis of the Inspector's advice outlined under Q3b above it is considered that column four of the table should not be titled "Total Site Capacity" and that a more appropriate form of wording could be "Anticipated Delivery". It is also considered that the policy or explanatory text should clarify that the identified capacity is not a ceiling to development.

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Rep. No.

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**PART D – SUSTAINABILITY APPRAISAL ADDENDUM 2018**

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**Q4 – If you wish to comment on the Sustainability Appraisal Addendum 2018 please make your representation below.**

Please fill out Part F if you need additional space

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**PART E – NEXT STEPS**

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**Q5a Do you wish to participate at an oral part of the examination if the Inspector considers that further hearings are necessary?**

Yes  No

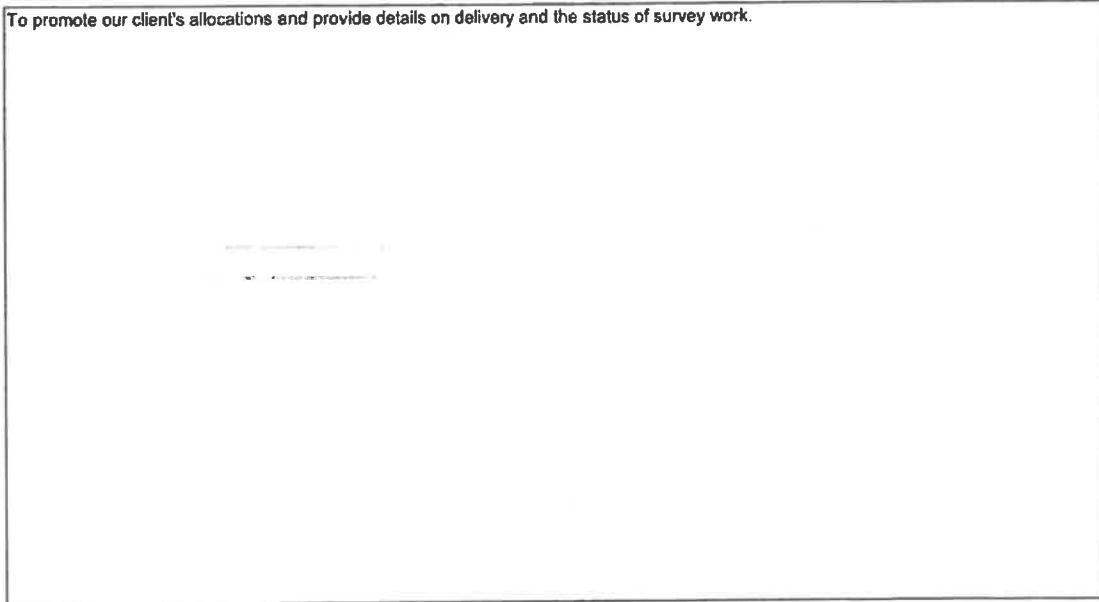
**Please note that the process for undertaking the examination, including subjects/matters to be addressed and participants, will be decided by the Inspector.**

For Office Use Only: Date Received

Rep. No.

**Q5b If you wish to participate at an oral part of the examination, if held, it would be useful if you can explain why you think this is necessary.**

To promote our client's allocations and provide details on delivery and the status of survey work.



**Please fill out Part F if you need additional space**

#### **Submitting your representation**

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**In submitting the form, you understand that the information given is to the best of your knowledge correct.**

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**PART B – LEGAL COMPLIANCE (MAIN MODIFICATIONS AND SUSTAINABILITY APPRAISAL ADDENDUM 2018 ONLY)**

**Q1 Do you consider the proposed Main Modifications to the Local Plan, including the Sustainability Appraisal Addendum 2018, to be legally compliant?**

Yes  No

Please provide your comment on legal compliance below. If you consider the Main Modifications to the Local Plan and/or Sustainability Appraisal Addendum 2018 not to be legally compliant, please state clearly your reasons and explain how legal compliance can be achieved. Please refer to specific Main Modification reference numbers if required.

Please fill out Part F if you need additional space

**PART C – SOUNDNESS (MAIN MODIFICATIONS ONLY)**

**Q2 To which Main Modification does your representation on soundness relate? Please insert the relevant references in the boxes provided below. Please use a separate Part C continuation form for each additional Main Modification representation.**

<b>Main Modification Reference</b>	MM/ 082
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<b>Paragraph or Policy Reference</b>	pages 144-145, policy SA3/3
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**Q3a Do you consider this Main Modification to be "sound"?**

Yes  No

*0962/M/04/c*

PUBLICATION DRAFT WYRE LOCAL PLAN MAIN MODIFICATIONS 2018 REPRESENTATION FORM

For Office Use Only: Date Received

Rep. No.

If YES please provide additional information below if you wish. If NO please answer question 3b.

Please fill out Part F if you need additional space

**Q3b If you do not consider this Main Modification to be sound, please specify on what grounds (see guidance note for additional information):**

(Please tick one or more boxes as appropriate)

Not positively prepared

Not justified

Not effective

Not consistent with national planning policy

For Office Use Only: Date Received

Rep. No.

**Please provide precise details of why you believe this Main Modification is not sound:**

The allocation of the site is fully supported for reasons previously presented at the Local Plan Hearings, however, our client has two objections.

Firstly, the proposed modification makes reference to a total "Site Capacity" for site which is also reduced from 590 to 568 dwellings. The "Site Capacity" is limited by a technical issue (highways) and the Inspectors Post Hearing Advice Note identifies in Paragraph 7 that the highway evidence informing these capacities has been a high level desktop assessment without robustly modelling the effectiveness of new transport infrastructure in limiting impacts of development. As such additional highway assessments, undertaken as part of a subsequent planning application, may demonstrate that additional housing could be delivered within the allocation site boundary without having an unacceptable impact on highway safety and without resulting in a severe impact on the road network. NPPF 2012 requires authorities to "boost significantly the supply of housing" in paragraph 47. Unnecessarily limiting site capacity does not accord with this NPPF requirement and the wording of the policy should be more flexible to allow for more houses to be delivered should additional highway evidence demonstrate that this is acceptable. Initial highway assessments indicate that this is the case with the allocation at Great Eccleston.

Secondly, the proposed main modification requires any future development to provide home owner packs for future home owners highlighting the sensitivity of Morecambe Bay to recreational disturbance. This is considered unnecessarily onerous given the distance between the site and the Morecambe Bay European protected nature conservation site, particularly given that there is no direct link between this development and the conservation site.

**Please fill out Part F if you need additional space**

**Q3c Please specify any further modifications needed to make this Main Modification sound and explain why this is the case. It will be helpful if you are able to put forward your suggested revised wording. Please fill out Part F if you need additional space.**

On the basis of the Inspector's advice outlined under Q3b above it is considered that the policy should change the words "Site Capacity" with "Anticipated Delivery" and the policy or explanatory text should clarify that the identified capacity is not a ceiling to development.

The requirement for homeowner packs should also be deleted.

For Office Use Only: Date Received

Rep. No.

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**PART D – SUSTAINABILITY APPRAISAL ADDENDUM 2018**

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**Q4 – If you wish to comment on the Sustainability Appraisal Addendum 2018 please make your representation below.**

Please fill out Part F if you need additional space

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**PART E – NEXT STEPS**

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**Q5a Do you wish to participate at an oral part of the examination if the Inspector considers that further hearings are necessary?**

Yes       No

**Please note that the process for undertaking the examination, including subjects/matters to be addressed and participants, will be decided by the Inspector.**

For Office Use Only: Date Received

Rep. No.

**Q5b If you wish to participate at an oral part of the examination, if held, it would be useful if you can explain why you think this is necessary.**

To promote our client's allocations and provide details on delivery and the status of survey work.

Please fill out Part F if you need additional space

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**In submitting the form, you understand that the information given is to the best of your knowledge correct.**



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**PART B – LEGAL COMPLIANCE (MAIN MODIFICATIONS AND SUSTAINABILITY APPRAISAL ADDENDUM 2018 ONLY)**

**Q1 Do you consider the proposed Main Modifications to the Local Plan, including the Sustainability Appraisal Addendum 2018, to be legally compliant?**

Yes  No

0963/M/01/B1

Please provide your comment on legal compliance below. If you consider the Main Modifications to the Local Plan and/or Sustainability Appraisal Addendum 2018 not to be legally compliant, please state clearly your reasons and explain how legal compliance can be achieved. Please refer to specific Main Modification reference numbers if required.

Please fill out Part F if you need additional space

**PART C – SOUNDNESS (MAIN MODIFICATIONS ONLY)**

**Q2 To which Main Modification does your representation on soundness relate? Please insert the relevant references in the boxes provided below. Please use a separate Part C continuation form for each additional Main Modification representation.**

0963/M/02/C

Main Modification Reference	MM/ 054
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Paragraph or Policy Reference	Key Development Consideration 5
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**Q3a Do you consider this Main Modification to be “sound”?**

Yes  No

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Rep. No.

If YES please provide additional information below if you wish. If NO please answer question 3b.

Please fill out Part F if you need additional space

**Q3b If you do not consider this Main Modification to be sound, please specify on what grounds (see guidance note for additional information):**

(Please tick one or more boxes as appropriate)

Not positively prepared

Not justified

Not effective

Not consistent with national planning policy

For Office Use Only: Date Received

Rep. No.

**Please provide precise details of why you believe this Main Modification is not sound:**

We recognise that draining into a watercourse is encouraged under the Sustainable Drainage Systems (SuDS) hierarchy. However, the policy as drafted does not reflect the specific conditions of the site. Unusually, the part of allocation SA1/5 which are closest to the existing watercourses are not the lowest parts of the site. Instead, the lowest parts of the site are adjacent to the existing homes. To achieve a drainage solution which discharges solely into the watercourses could require a significant increase in levels adjacent to these properties which may not be acceptable for other urban design reasons.

To ensure the policy provides sufficient flexibility for this to be taken into account in the design of any development, while still ensuring that the SuDS hierarchy is reflected in the design, we would proposed that the words "...where possible" should be added to the end of the first sentence of Key Development Statement 5.

For clarity, the resultant policy would therefore read: "Residual surface water run-off should drain into the river Wyre via Oldfield Carr Lane watercourse and Main Drain where possible."

**Please fill out Part F if you need additional space**

**Q3c Please specify any further modifications needed to make this Main Modification sound and explain why this is the case. It will be helpful if you are able to put forward your suggested revised wording. Please fill out Part F if you need additional space.**

We recognise that draining into a watercourse is encouraged under the Sustainable Drainage Systems (SuDS) hierarchy. However, the policy as drafted does not reflect the specific conditions of the site. Unusually, the part of allocation SA1/5 which are closest to the existing watercourses are not the lowest parts of the site. Instead, the lowest parts of the site are adjacent to the existing homes. To achieve a drainage solution which discharges solely into the watercourses could require a significant increase in levels adjacent to these properties which may not be acceptable for other urban design reasons.

To ensure the policy provides sufficient flexibility for this to be taken into account in the design of any development, while still ensuring that the SuDS hierarchy is reflected in the design, we would proposed that the words "...where possible" should be added to the end of the first sentence of Key Development Statement 5.

For clarity, the resultant policy would therefore read: "Residual surface water run-off should drain into the river Wyre via Oldfield Carr Lane watercourse and Main Drain where possible."

For Office Use Only: Date Received

Rep. No.

## PART D – SUSTAINABILITY APPRAISAL ADDENDUM 2018

**Q4 – If you wish to comment on the Sustainability Appraisal Addendum 2018 please make your representation below.**

Please fill out Part F if you need additional space

## PART E – NEXT STEPS

**Q5a Do you wish to participate at an oral part of the examination if the Inspector considers that further hearings are necessary?**

Yes  No

**Please note that the process for undertaking the examination, including subjects/matters to be addressed and participants, will be decided by the Inspector.**

For Office Use Only: Date Received

Rep. No.

**Q5b If you wish to participate at an oral part of the examination, if held, it would be useful if you can explain why you think this is necessary.**

In order to clearly explain the physical characteristics of the allocation and the reasons why the proposed modification is not sound.

Please fill out Part F if you need additional space

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**In submitting the form, you understand that the information given is to the best of your knowledge correct.**

## Comment

**Event Name** Publication Draft Wyre Local Plan Main Modifications 2018

**Comment ID** 12

**Response Date** 23/10/18 14:44

**Status** Submitted

**Submission Type** Web

**Version** 0.1

**Please add your personal ID number (if known)**

0987

**Are you responding as an agent?**

Yes

### AGENT DETAILS

Please provide your agent details.

**Title**

Mr

**First name**

John

**Last name**

Knight

**Organisation**

Chartered Town Planner

**Address**

[REDACTED]

**Postcode**

[REDACTED]

**E-mail address**

[REDACTED]

**Telephone Number**

[REDACTED]

### PERSONAL DETAILS


Please provide your personal details (or your client's details if you are an agent).


**Title**


[REDACTED]

**First name (required)** Elaine

**Last name (required)** Deegan

**Address (required)**  


**Postcode (required)** 

**Telephone Number** 

Please indicate below whether or not you wish your personal details to be recorded for the purposes of progressing local planning in Wyre. Unless you indicate otherwise below, your details will remain on our database and will be used to inform you of future planning policy matters and procedures relating to this Local Plan and other local planning documents that may be produced. If at any point in time you wish to be removed from the database or have your details changed, contact Planning Policy at [planning.policy@wyre.gov.uk](mailto:planning.policy@wyre.gov.uk) or 01253 887231.

Yes - I WOULD like my personal details to be recorded on the council's local plan consultation database

**Do you consider the proposed main modifications to the Local Plan, including the Sustainability Appraisal Addendum 2018, to be legally compliant?** No

0987/1/01/31

**Please provide your comment on legal compliance below. If you consider the main modifications to the Local Plan, and/or the Sustainability Appraisal Addendum 2018, not to be legally compliant, please state clearly your reasons and explain how legal compliance can be achieved. Please refer to specific main modification reference numbers if required.**

In terms of Legal Compliance, the Planning and Compulsory Purchase Act 2004 at Sections 19 and 20 of the Act set out those matters which the Local Plan must have regard to. These include three matters of particular concern to Inskip which are:

- 1 national policies and advice contained in guidance issued by the Secretary of State (this would include the NPPF and National Planning Practice Guidance notes particularly regarding the need for sustainable development to be demonstrated for appropriate locations for new housing development as well as assessment of the quality and capacity of infrastructure)
- 2 any other local development document which has been adopted by the authority (this would include an out of date Statement of Community Involvement and other related policies set out in the existing Borough Local Plan for example);
- 3 the resources likely to be available for implementing the proposals in the document (this would include the our previous concerns about the lack of sustainability for further development of 70 dwellings in Inskip

Localism Act

- 1 The failure to co-operate (under the Localism Act) between Wyre Council and the two other Fylde area authorities over a number of cross-boundary matters has been a constant area of concern throughout the Local Plan process. In respect of housing land supply, the matter remains unresolved at this stage of the Local Plan. The location of Inskip is also critical in this regard in that it relates more closely to villages and other settlements within Fylde Council area rather than Wyre. The area around Inskip is effectively a peninsular within the wider Fylde area. The lack of cross-boundary co-operation especially about housing land supply has in our view not supported any objective views about the future housing needs of this area.

Environmental legislation

- 1 In terms of environmental legislation the supporting documents in respect of compliance with national and European legislation were published by the Borough Council. It is concluded that the Environmental reports were at such a high level of strategy that the impact on the village of Inskip could not be disaggregated and assessed.
- 2 It is concluded that an objection to the Wyre Local Plan can be lodged on these grounds based on previous evidence brought by the Inskip community.

Legal compliance can be achieved by accepting our suggested amendments to the proposed Main Modifications.

**Amendments required**

*See over leaf*

The Proposed Main modifications are therefore misleading and an incorrect interpretation of what the Planning Inspector has written in his advice note. It is in this context that we now comment on the proposed modifications.

**MM/003 Local Plan Strategy pages 31-34**

*0987/M/02/C*

We object strongly to the following sentences:

*It has taken account of other evidence such as flood risk as well as the sustainability of different places. With regards to the latter the Local Plan includes specific requirements as part of allocations for the provision of infrastructure to support the scale of proposed development in different settlements.*

We request a revised wording as follows:

*It has taken account of some other evidence such as flood risk as well as the sustainability of selected settlements. The remaining text should be deleted as it does not reflect the Planning Inspector's views such as the constraints in Inskip he refers to.*

**MM/062 Local Plan Strategy pp 104-104**

*0987/M/03/C*

**(Site allocations SA1/13 Inskip Extension)**

Amend Site Area to reflect site area for 82 houses (27+55 = 82 dwellings with planning permission)

Amend Site Capacity to read: 82 dwellings

Amend Site Description to read:

"The allocation consists of three parcels of agricultural land in a flat topography – to the west of the village."

Amend Key Development Consideration 1 to read:

Development is limited to a total of 82 dwellings in Inskip due to recognised Planning constraints. The housing allocation comprises land to the west of the village in accordance with an extant planning permission under course of construction.

The three parcels should be considered as a single site to be brought forward in line with a masterplan to be produced covering the whole allocation. The masterplan must be agreed by the local planning authority prior to the granting of planning permission for any part of the site. The land immediately to the west of the school should only be used for an extension to the primary school. The development should incorporate an appropriate and dedicated access to the farm to the south and south-east of the School.

Omit any reference to a village green or its siting.

**MM/102 Local Plan Strategy Site SA1/13 Inskip Extension**

Amendment to size of proposed allocation to a maximum of 82 houses



**Appendix A - Amendments to table after para 4.1.18 (Mod Ref: MM/003)**

Amend total dwelling numbers for Inskip to 82 comprising

20 built 2011 to 2018

62 with planning permission

0987/M/02/C

**Appendix B - Amendments to table within SP1 (Mod Ref: MM/005)**

0987/M/04/C

Amend total dwelling numbers for Main Rural Settlements to 1306 and amend Borough wide figures accordingly EL8.002 (Examination Library) Table after 5.2.2 shows figure of 1379 for Inskip which includes 155 allocation at Inskip. Reduce this by 155-82 =73 for allocation of 82. i.e. 1379-73=1306.

**Appendix C - Amendments to table within SA1 (Mod Ref: MM/049)**

Amend figures for Inskip from 155 to 82 and amend Borough wide figures accordingly

**Main modification reference, MM:**

MM/062 Local Plan Strategy pp 104-104

**Paragraph or policy reference:**

(Site allocations SA1/13 Inskip Extension)

**Do you consider this main modification to be "sound"?**

No

0987/M/03/C

**If you do not consider this main modification to be sound, please specify on what grounds (see guidance note for additional information):(please tick one or more boxes as appropriate)**

- . Not positively prepared
- . Not justified
- . Not effective
- . Not consistent with national planning policy

**Please provide precise details of why you believe this main modification is not sound:**

Paragraph 35 of NPPF 2018 sets out the requirements of soundness as follows

a) **Positively prepared** – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development.

**Our comment:** there is no agreement with adjoining Fylde authorities on housing needs. The proposed development of 70 dwellings to the south of Inskip village is unsustainable due to the lack of infrastructure, services and facilities as confirmed by the Planning Inspector in his July 2018 Advice Note.

b) **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence

**Our comment:** The approach to Inskip taken in the MMs reflects only a lack of any strategy, a failure to propose any reasonable alternatives to the new site site allocation proposed for 70 homes and is

based on no further evidence other than that considered at the examination and there rejected by the Inskip community then confirmed by the planning Inspector in his Advice Note.

c) **Effective** – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground

**Our comment:** There has been a failure of Wyre Council and adjoining Fylde area councils to agree over a period of many years about housing land supply issues and other matters including the priority for strategic investment in infrastructure, services and facilities across the Fylde peninsula which has not resulted in effective plan making or decision making. The issues have been well documented in the Local Plan process and show a failure to comply with this requirement. See also earlier section above on Localism.

d) **Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in this Framework.

**Our comment:** The Plan should enable delivery of sustainable development in accordance with policies in the framework (NPPF 2018). In the case of Inskip, The Planning Inspector in his July 2018 Advice Note states as follows: *There are a number of adverse impacts that would arise from this allocation – notably effect on the character and appearance of the village and its countryside surroundings, loss of Grade 2 agricultural land, relatively remoteness from many services and sources of employment, reliance on the private car for most trips which would involve relatively long journeys along a network of rural B and C roads, encouragement of commuting and implications for climate change. Cumulatively these adverse impacts indicate to me that the scale of allocations would be too large.*

We would agree with his comments in full and would request the Borough Council to do likewise.

**Please specify any further modifications needed to make this Main Modification sound and explain why this is the case. It will be helpful if you are able to put forward your suggested revised wording.**

## **1 Context**

The Planning Inspector has clearly understood the evidence presented to him by local representations regarding the constraints inherent in allocating any further land for housing development in Inskip other than land already with planning permission for housing. Indeed, in para 30 of his post-hearing advice to Wyre Borough Council dated July 2018, the Inspector acknowledges these constraints specifically in terms of the future growth of the village. Those constraints have been identified over a period of at least 4 years during the preparation period of this Local Plan. The Borough Council has chosen to ignore and avoid those constraints. Instead, they have chosen a developer and land owner led approach to developing Inskip which would have destroyed its character and appearance as a small, fairly remote village community within the overall context of the wider Fylde peninsula.

The Borough Council proposed amendments again seek to ignore the very constraints the Planning Inspector has already accepted and included in his Main Modification for Inskip. The Main Modification (MM) proposed for Inskip is set out at paragraph 31 of the Inspector's advice note. Within paragraph 31 the Inspector expects 'a modest scale of allocation confined to the area which already has planning permission and the land allocated either side of the school (MM)'. Such a modest scale of allocation at paragraph 31 is the reflection on the ground of his comments in the previous paragraph 30 referred to above.

The revised proposed allocation for Inskip of 155 houses is therefore and by definition not within the scope of paragraphs 30 and 31 nor is it in accordance with the Inspector's recommended Main Modification for the scale of development in Inskip over the Local Plan period. At paragraphs 30- 31 of his advice to Wyre Borough Council, the emphasis is on constraints and a modest scale of allocation.

## **2 Implications**

### **2.1 Total numbers of dwellings in Inskip**

The proposed allocation as a Main Modification of 155 properties would generate a substantial increase in the number of dwellings within the core of Inskip village which would represent around a **two thirds**

**increase** in the core settlement of the village. The scale of development in the village proposed in the Local Plan should include the 27 properties under construction at Ash Meadows, which would bring bringing the total to 182 (see reference at Appendix E Table - Housing and Employment Growth in the modified Local Plan EL8.002). Based on this number, there would be an increase in the core Inskip settlement housing stock of more than 75%. These figures cannot be described as modest either within the local Inskip context or within the wider Wyre context. We can conclude under any reasonable and rational assessment of the Inspector's comments that the Council has misinterpreted the advice of the Planning Inspector in order to boost the numbers of dwellings and add to the housing supply. This runs counter to the Inspectors written confirmation and recognition of the constraints affecting any development in Inskip village. Accordingly, the revised proposed allocation does not accord with the Inspector's Advice.

## **2.2 Additional 70 houses to the south of the village (site INS-07)**

At paragraph31 of his July 2018 advice the Planning Inspector does invite the Council to **consider** (our emphasis) whether a modest allocation on site INS 07 to the east of the Derby Arms Public House would be justified. We have many concerns about how the Council has interpreted this statement as follows:

- 1 The site is not proposed as a Main Modification to the Local Plan n by the Planning Inspector
  - 2 There are no figures or numbers of houses referred to by the Planning Inspector
  - 3 No evidence is submitted by the Council to demonstrate how the figure of an additional 70 dwellings has been derived
  - 4 The proposal is specifically excluded from being a Main Modification in the Advice Note
  - 5 The figure of 70 dwellings is not modest by any reasonable definition and particularly so in the context of a small rural village such as Inskip
  - 6 The site has not been part of any formal Local Plan consultation being only one of many sites previously considered by the Council with no local community engagement
  - 7 Local residents have not to date had the opportunity to respond to a proposed allocation of 70 homes or to the siting of the proposed allocation
  - 8 Highway evidence continues to lack any understanding of the impact of potential housing development on rural lanes including those in Inskip.
- 
- 1 It remains inappropriate and out of scale to allocate 70 dwellings in the rural village of Inskip.

It is our conclusion that the Borough Council have taken the Inspectors' suggestion for site INS-07 and interpreted it in a totally unacceptable and misleading way which may also be illegal.

## **2.3 Continuing lack of public engagement**

The Wyre Council Submission Draft Wyre Local Plan 2018 Statement of Consultation published in January 2018 summaries many of the concerns expressed by the Inskip community about the manner in which this Local Plan has been progressed. Since then, the Examination into the Local Plan has been held following which the Planning Inspector has confirmed many of those concerns in his July 2018 Advice Note.

However, it appears that the Borough Council seeks to replace a large proposed development in Inskip with another large scale development, albeit on a different site to the south of the village, rather than the north-west of the village as was examined. The village is now faced with the same problems – a lack of local public engagement prior to critical Planning decisions being made. Many of the matters summarised in the Borough Council's own Statement of Consultation continue to pervade the proposed changes to the Plan.

These would include:

- 1 Inskip-with-Sowerby Parish Council complaint as to being "gagged"/prevented from discussing potential proposals for Inskip with the wider community and that a six week consultation is insufficient given the importance of the proposed changes affecting the future of the village.
- 
- 1 Concerns that the engagement process with respect to the village of Inskip was not open, did not allow for the involvement of local residents and that Parish Council concerns not taken into account in the subsequent allocation of sites

- 2
- 3 Settlements lower down the settlement hierarchy such as Inskip taking a disproportionately large amount of new housing
- 1 The growth in the elderly population (as set out in the Spatial Portrait) is not matched by any strategy that places housing growth in sustainable locations and instead focuses on settlements such as Inskip which lack appropriate services and facilities
- 1 The continued and inappropriate allocation of dwellings in rural villages (including Inskip) based on landowner and developer preferences rather than a genuinely plan-led approach to housing development based on the three principles of sustainability as set out in NPPF.

The proposed allocation of 70 dwellings to Site INS-07 comprises a 30% increase in the core settlement housing stock of Inskip and this is proposed at this very late stage of the Local Plan process without prior warning or publicity being given to the local community. Neither could this scale of development in a small village be described as a “modest” one as indicated by the Planning Inspector as required. Finally, the local community has been provided with no evidence as to the reasons for the scale of development and numbers of dwellings other than the potential capacity of the selected site allocation based on some formula which is also not made explicit.

#### **2.4 The proposed Village Green**

We are aware that the Parish Council had included the notion of a village green for Inskip as part of the consultation undertaken during the early stages of the Local Plan (Letter from Parish Council to Head of Planning dated 17 November 2014 refers) some four years ago. Then this matter was discussed during the latter stages of the Local Plan examination including the view that the plan-making process should not be deterministic at this stage as to where a village green should be sited. The main concern was that the local community has not been consulted on where they prefer it to be sited. There has still been no local public consultation and now the Borough Council is proposing that the green be sited to the north of the village whereas the Parish Council's initial preference was a more southerly location.

There is a clear support within the local community for a village green and that any Inskip village green should be sited closer to the focal point of the village (junction of Higham Side Rd and Preston Rd and the Derby Arms public house). The intention would be that on sunny days families and their visitors may wish to spend some time there and obtain local refreshments within a few yards. A village green as now proposed and without any consultation at the northern end of the village would not only miss this opportunity, but local residents would not be able to choose a preferred site from a list of possible ones within and adjacent to the village. A site chosen at random by the Borough Council to the north of the village in place of the previous housing allocation is frankly an insult to the Inskip community. In this situation, it is our view that all reference to a specific site for a Village Green should therefore be avoided at this stage as being premature in advance of any local consultation.

#### **2.5 Legal and Plan implications**

The Inspector has recommended ‘Main modifications’ to the proposals for Inskip being changed that would materially affect the examined policies). This has been done in order to seek to make the submitted Wyre Local Plan sound and legally compliant and only following being asked to do so by the Borough Council. The reference is under section 20(7C) of the 2004 Planning and Compulsory Purchase Act as amended). The national planning guidance also states that the council can also put forward ‘additional modifications’ of its own to deal with more minor matters. (reference Paragraph: 024 Reference ID: 12-024-20140306 Revision date: 06 03 2014). It is not accepted that a new proposed housing allocation of 70 dwellings on a site not consulted on previously can be classified as an “additional modification on a minor matter” as we have shown.

We understand that the scale of changes recommended by the Inspector across the whole Borough are not so extensive as to require a complete re-writing of the whole Local Plan. We can therefore

assume that the Inspector is not suggesting that Wyre Council as local planning authority withdraw the plan. Our understanding is that the Planning Inspector will require the Council to consult upon all the proposed Main Modifications. In our view the new allocation of 70 dwellings on a new site at Inskip is outwith the scope of the Planning Inspector's proposed Main Modifications from his advice note of July 2018. The change of housing site at Inskip must therefore be considered as either an "additional modification" which is being consulted on at the same time as consulting on the Main Modifications or outside the scope of this current consultation if it is not a Main Modification. The Inspector will issue his report on the Local Plan following this consultation by Wyre Council and the Inspector has had the opportunity to consider the representations made.

We are genuinely concerned as to the soundness of this Local Plan and its legality in the light of the material in this submission. If the Planning Inspector accepts our interpretation with regard to the proposed additional allocation of 70 dwellings and proposed siting of the village green, we would request that he supports our proposed amendments which follow. To propose such fundamental changes to this small village at this very late stage of the Local Plan process is both unsound and lacking legal compliance as as failing to follow basic procedural requirements.

### **2.6 Lack of detailed Sustainability Appraisal**

In our view the sustainability appraisal (SA) report for this Local Plan should be amended in the light of the modifications to the Local Plan proposed during the current examination. There is an updated SA published in September 2008 for this Plan among the consultation documents (reference EL7.002) . Whilst we understand that the national planning practice guidance states that it is up to the local planning authority to decide whether the sustainability appraisal report should be amended following proposed changes to an emerging plan, it is our view that the changes proposed to be made to the settlement of Inskip are locally significant. These changes are the amended site allocation for housing, revisions to housing numbers affecting the whole plan and village green proposal. The SA settlement appraisal for Inskip concludes that it is "unlikely that any significant adverse effects would occur in Inskip". It is not clear how this conclusion has been reached. Many of the factors referred to in the SA are clearly for urban assessment with many references to townscape and less weight being given to factors important in a rural context. Our other concern is about the scale at which the SA was undertaken as being at a strategic nature rather than the more detailed assessment and impact study required for a small rural village. None of these detailed countryside impacts appear to have previously been subject to sustainability appraisal during the Local Plan preparation. For example, the words "rural" and "countryside" are very scarcely deployed in the assessment although there are a few reference in the main text of September 2018 SA referred to. In such circumstances national guidance is clear that further sustainability appraisal may be required and the sustainability appraisal report should be updated and amended accordingly. (NPPG Reference Paragraph: 023 Reference ID: 11-023-20140306 Revision date: 06 03 2014) As a minimum legal requirement, we would request the Borough Council to explain its reasons for failing to recognise the different requirements for updating the Sustainability Appraisal for its rural areas rather than towns of the Borough. Rural areas have their own challenges in terms of effects and impacts in terms of sustainability. Paragraph 9 of NPPF 2018 confirms that "planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area". This is a reflection of one of the Core Planning Principles set out in NPPF 2012. Sustainability Appraisal should not be a case of one size fits all.

### **3 Amendments required**

The Proposed Main modifications are therefore misleading and an incorrect interpretation of what the Planning Inspector has written in his advice note. It is in this context that we now comment on the proposed modifications.

#### **MM/003 Local Plan Strategy pages 31-34**

0997/M/02/C

We object strongly to the following sentences:

*It has taken account of other evidence such as flood risk as well as the sustainability of different places. With regards to the latter the Local Plan includes specific requirements as part of allocations for the provision of infrastructure to support the scale of proposed development in different settlements.*

We request a revised wording as follows:

*It has taken account of some other evidence such as flood risk as well as the sustainability of selected settlements. The remaining text should be deleted as it does not reflect the Planning Inspector's views such as the constraints in Inskip he refers to.*

**MM/062 Local Plan Strategy pp 104-104**

*0997/m/03/c*

**(Site allocations SA1/13 Inskip Extension)**

Amend Site Area to reflect site area for 82 houses (27+55 = 82 dwellings with planning permission)

(Application details: 27(14/00277/OULMAJ)+55(16/00481/OUTMAJ)

Amend Site Capacity to read: 82 dwellings

Amend Site Description to read:

"The allocation consists of three parcels of agricultural land in a flat topography – to the west of the village."

Amend Key Development Consideration 1 to read:

Development is limited to a total of 82 dwellings in Inskip due to recognised Planning constraints. The housing allocation comprises land to the west of the village in accordance with an extant planning permission under course of construction.

The three parcels should be considered as a single site to be brought forward in line with a masterplan to be produced covering the whole allocation. The masterplan must be agreed by the local planning authority prior to the granting of planning permission for any part of the site. The land immediately to the west of the school should only be used for an extension to the primary school. The development should incorporate an appropriate and dedicated access to the farm to the south and south-east of the School.

Omit any reference to a village green or its siting.

**MM/102 Local Plan Strategy Site SA1/13 Inskip Extension**

*Incorporate ref.*

Amendment to size of proposed allocation to a maximum of 82 houses

**Appendix A - Amendments to table after para 4.1.18 (Mod Ref: MM/003)**

*0997/m/02/c*

Amend total dwelling numbers for Inskip to 82 comprising

20 built 2011 to 2018

62 with planning permission

**Appendix B - Amendments to table within SP1 (Mod Ref: MM/005)**

*0997/m/04/c*

Amend total dwelling numbers for Main Rural Settlements to 1306 and amend Borough wide figures accordingly EL8.002 Table after 5.2.2 shows figure of 1379 for Inskip which includes 155 allocation at Inskip. Reduce this by 155-82 =73 for allocation of 82. i.e. 1379-73=1306.

**Appendix C - Amendments to table within SA1 (Mod Ref: MM/049)**

Amend housing requirement figure for Inskip to 82 and amend Borough wide figures accordingly

*0997/m/05/c*

**Do you wish to make an additional individual representation on “soundness” of the Local Plan?** Yes

**Main modification reference, MM:** MM/102 Local Plan Strategy

**Paragraph or policy reference:** Site SA1/13 Inskip Extension

**If you do not consider this main modification to be sound, please specify on what grounds (see guidance note for additional information):(please tick one or more boxes as appropriate)**

- . Not positively prepared
- . Not justified
- . Not effective
- . Not consistent with national planning policy

**Please provide precise details of why you believe this main modification is not sound:**

as set out above

**Please specify any further modifications needed to make this main modification sound and explain why this is the case. It will be helpful if you are able to put forward your suggested revised wording.**

as set out above

**Do you wish to make an additional individual representation on “soundness” of the Local Plan?** Yes

**Main modification reference, MM:** Appendix A MM/003

**Paragraph or policy reference:** Appendix A

**Do you consider this main modification to be “sound”?** No

**If you do not consider this main modification to be sound, please specify on what grounds (see guidance note for additional information):(please tick one or more boxes as appropriate)**

- . Not positively prepared
- . Not justified
- . Not effective
- . Not consistent with national planning policy

**Please provide precise details of why you believe this main modification is not sound:**

as set out above

**Please specify any further modifications needed to make this main modification sound and explain why this is the case. It will be helpful if you are able to put forward your suggested revised wording.**

as set out above

**Amendments to table after para 4.1.18 (Mod Ref: MM/003)**

Amend total dwelling numbers for Inskip to 82 comprising

20 built 2011 to 2018

62 with planning permission

**Do you wish to make an additional individual representation on "soundness" of the Local Plan?** Yes

**Main modification reference, MM:** Appendix B MM/005

**Paragraph or policy reference:** Appendix B Amendments to table within SP1 (Mod Ref: MM/005)

**Do you consider this main modification to be "sound"?** No

**If you do not consider this main modification to be sound, please specify on what grounds (see guidance note for additional information):**(please tick one or more boxes as appropriate)

- Not positively prepared
- Not justified
- Not effective
- Not consistent with national planning policy

**Please provide precise details of why you believe this main modification is not sound:**

as set out above

**Please specify any further modifications needed to make this main modification sound and explain why this is the case. It will be helpful if you are able to put forward your suggested revised wording.**

as set out above

**Appendix B - Amendments to table within SP1 (Mod Ref: MM/005)**

Amend total dwelling numbers for Main Rural Settlements to 1306 and amend Borough wide figures accordingly EL8.002 (Examination Library) Table after 5.2.2 shows figure of 1379 for Inskip which includes 155 allocation at Inskip. Reduce this by 155-82 =73 for allocation of 82. i.e. 1379-73=1306.

**Do you wish to make an additional individual representation on "soundness" of the Local Plan?** Yes

**Main modification reference, MM:** Appendix C Mod Ref: MM/049)

**Paragraph or policy reference:** Appendix C - Amendments to table within SA1 (Mod Ref: MM/049)

**Do you consider this main modification to be "sound"?** No



**If you do not consider this main modification to be sound, please specify on what grounds (see guidance note for additional information):(please tick one or more boxes as appropriate)**

- . Not positively prepared
- . Not justified
- . Not effective
- . Not consistent with national planning policy

**Please provide precise details of why you believe this main modification is not sound:**

as set out above

**Appendix C - Amendments to table within SA1 (Mod Ref: MM/049)**

Amend figures for Inskip from 155 to 82 and amend Borough wide figures accordingly

**Please specify any further modifications needed to make this main modification sound and explain why this is the case. It will be helpful if you are able to put forward your suggested revised wording.**

as set out above

**Appendix C - Amendments to table within SA1 (Mod Ref: MM/049)**

Amend figures for Inskip from 155 to 82 and amend Borough wide figures accordingly

**Do you wish to make an additional individual representation on “soundness” of the Local Plan?** No

**If you do not consider this main modification to be sound, please specify on what grounds (see guidance note for additional information):(please tick one or more boxes as appropriate)**

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If you wish to comment on the Sustainability Appraisal Addendum 2018, please make your representation below.

0997/M/06/D

#### Lack of detailed Sustainability Appraisal

In our view the sustainability appraisal (SA) report for this Local Plan should be amended in the light of the modifications to the Local Plan proposed during the current examination. There is an updated SA published in September 2008 for this Plan among the consultation documents (reference EL7.002). Whilst we understand that the national planning practice guidance states that it is up to the local planning authority to decide whether the sustainability appraisal report should be amended following proposed changes to an emerging plan, it is our view that the changes proposed to be made to the settlement of Inskip are locally significant. These changes are the amended site allocation for housing, revisions to housing numbers affecting the whole plan and village green proposal. The SA settlement appraisal for Inskip concludes that it is "unlikely that any significant adverse effects would occur in Inskip". It is not clear how this conclusion has been reached. Many of the factors referred to in the SA are clearly for urban assessment with many references to townscape and less weight being given to factors important in a rural context. Our other concern is about the scale at which the SA was undertaken as being at a strategic nature rather than the more detailed assessment and impact study required for a small rural village. None of these detailed countryside impacts appear to have previously been subject to sustainability appraisal during the Local Plan preparation. For example, the words "rural" and "countryside" are very scarcely deployed in the assessment although there are a few reference in the main text of September 2018 SA referred to. In such circumstances national guidance is clear that further sustainability appraisal may be required and the sustainability appraisal report should be updated and amended accordingly. (NPPG Reference Paragraph: 023 Reference ID: 11-023-20140306 Revision date: 06 03 2014) As a minimum legal requirement, we would request the Borough Council to explain its reasons for failing to recognise the different requirements for updating the Sustainability Appraisal for its rural areas rather than towns of the Borough. Rural areas have their own challenges in terms of effects and impacts in terms of sustainability. Paragraph 9 of NPPF 2018 confirms that "planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area". This is a reflection of one of the Core Planning Principles set out in NPPF 2012. Sustainability Appraisal should not be a case of one size fits all.

Do you wish to participate at the oral part of the examination if the Inspector considers that further hearings are necessary? Please note that the process for undertaking the examination, including subjects/ matters to be addressed and participants, will be decided by the Inspector. Yes

If you wish to participate at the oral part of the examination, if held, it would be useful if you can explain why you think this is necessary.

We can confirm we have participated in the latter stages of the developing Local Plan process since 2016 when first notified of planning applications immediately adjacent to our property in Inskip. We have lived in Inskip village much of our lives. We are committed to its future including its peaceful rural character which was the main reason we chose to live here. Prior to that we had lived in other areas within the wider Preston area but moved to Inskip nearly 40 years ago. We have contributed to the Local Plan process in a number of ways including written representations and local public meetings. We were represented by a Chartered Town Planner at the relevant examination sessions affecting Inskip. We have noted the proposed Main Modifications made by the Planning Inspector and are content with his findings. However, we are very dissatisfied with some of the changes proposed to be made by the Borough Council as we consider the Council has misinterpreted the Inspector's advice note of July 2018 in a number of respects. The Council has also provided insufficient explanation and justification for many of the Plan modifications proposed for Inskip. We would welcome the opportunity to present our concerns to a further oral part of the examination process. In short we are prepared to continue to achieve a plan for Inskip which is appropriate in scale, size and function to this rural village.

**If you would like a copy of your representation please select YES. A copy will be sent to your email address provided in section A (or postal address if no email address is provided).**

Yes