

ON BEHALF OF DANIEL FOWLER



DRAFT WYRE LOCAL PLAN: INDEPENDENT EXAMINATION

WRITTEN STATEMENT IN RESPONSE TO THE MATTERS, ISSUES AND QUESTIONS FOR THE EXAMINATION AND HEARING SESSIONS

LOCAL PLAN ID: 0929

ON BEHALF OF DANIEL FOWLER

1. Introduction

1.1 This Statement is presented on behalf of Mr Daniel Fowler [REDACTED] land to the south of Castle Lane, Garstang. The land in question is given reference GST_56 in the SHLAA. We have made representations about the merits of this land as a housing location at the publication stage of Local Plan preparation.

1.2 This Statement builds on the representations already made and is focussed directly on the Matters, Issues and Questions for the Examination and Hearing Sessions.

2. Matter 2 : Strategy and Strategic Policies

(1) The spatial distribution of development

2.1 We believe that the 'dispersal' of development is the correct approach given the need to meet development needs where they arise. However, we maintain that there should be a stronger emphasis on the allocation of land for housing at and around the most sustainable places. The proportion of development to be built at the towns along the coastal corridor and the Key Service Centre of Garstang appears low given the opportunities that exist to build on the established infrastructure of facilities, services and transport connections that exist already in these settlements.

(2) Settlement hierarchy

2.2 The settlement hierarchy as set out in draft Policy SP1 of the Local Plan appears sound. The sustainable approach to meeting development needs is to identify and allocate as a priority opportunities which are reasonable and sustainable extensions to the urban towns and the Key Service Centre of Garstang. A significant majority of development should be allocated at the higher order settlements within the hierarchy.

3. **Matter 3: Housing and Employment Objectively Assessed Needs (OAN) and Requirements**

(1) The Housing OAN

3.1 The minimum OAN is calculated to be 479 dwellings per annum or 9,850 dwellings over the Local Plan period. This is an absolute minimum. There could be a compelling planning case for a higher OAN figure. One reason for this is a closer alignment between household formation and jobs growth. There needs to be adequate provision of housing for new households to align with projected employment growth, particularly as there is an ageing population and some uncertainty about the participation rate of older age cohorts in the labour force. There is also a significant need now and in the future for affordable housing. If the OAN is set too low then there will be a continuing trend of under-delivery of affordable housing.

(4) The Housing Requirement of 8,225 dwellings

3.2 The Local Plan is not seeking to meet the full OAN. As a consequence it is not positively prepared or justified. There needs to be a balance between the advantages that arise from meeting the full OAN and constraints. The framework (paragraph 14) requires local planning authorities to meet full OAN unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits. In the case of the Wyre Local Plan the highway network is the main constraint which drives the housing requirement to a level which is lower than the OAN. In our view, this provides added reason to locate new development at the most sustainable places such as Garstang where facilities,

services and transport connections are most readily within easy reach. This approach moderates the generation of traffic for the purpose of longer trips and it has the potential to lessen impacts along the A6 corridor.

4. **Matter 8: Allocations Garstang, Bowgreave, Cattenhall and Barton**

(1) Identification of Sites

4.1 We support the way in which the SHLAA has been progressed. It follows a multi-stage screening and sieving approach which results in the identification of sites that are suitable and achievable.

4.2 Our interest is in land off Castle Lane, Garstang which is shown as GST_56 in the SHLAA. It has been thoroughly appraised and emerges as a reasonable alternative for an urban extension at the edge of Garstang. The SHLAA highlights that there are constraints to be overcome. The information that we provided at the publication draft stage has addressed these constraints.

4.3 We believe that development on the land to the south of Castle Lane is achievable and deliverable. If it transpires that the Council is put in a position where it needs to meet its full OAN (or even a higher figure) then this reasonable alternative should feature as an option for new housing at the most sustainable place in the eastern sector of the borough of Wyre. This is the Key Service Centre of Garstang.