

**WYRE COUNCIL
LOCAL PLAN TO 2031**

**Hearing Statement
prepared on behalf of
Thornton Action Group (TAG)
by Howard Phillips**

April 2018

1.1 This Hearing Statement draws exclusively on the Proof of Evidence submitted by TAG on the 2nd June 2016 to the Public Inquiry into the appeal by Wain Homes against the refusal of Wyre Council for the development of 165 houses on Lamb's Road, Thornton.

1.2 That Proof of Evidence with its appendices is attached as an appendix to this short statement. The Proof of Evidence deals not only with the specific issues regarding the Lamb's Road proposal, but refers to wider issues regarding development in Thornton and Wyre.

2.1 In her appeal decision (21.09.2016) the Inspector concludes *"that the proposed development would cause harm to the character and appearance of the area. However, the proposals would not cause harm to highway safety and I have concluded that the Council are unable to demonstrate a five year supply of housing land and that there are no adverse impacts which significantly and demonstrably outweigh the benefits"* (p 9, para 51). The appeal was upheld.

2.2 Previously (p8, para 40) she states *"I understand local residents and other interested parties are concerned that the scheme may be part of a larger site being considered by the appellant". "However, this appeal is not the forum to test strategic levels of housing or infrastructure delivery. I have considered the development of the appeal site alone"*. I consider this Hearing to be that forum.

3 Turning to the present Hearing, the Inspector raises 6 questions regarding the Lamb's Road/Raikes Road site (SA1/2) to be considered at Session 8 on Tuesday a.m. 22nd May 2018. The views of TAG on these questions are set out in the responses made to Wyre Council (01.11.2017). I wish to draw the Inspector's attention to the additional evidence presented in the Proof of Evidence (POE) which concern the first 4 of these questions.

3.1 Is the Council satisfied that the landscape, biodiversity, heritage, highway and flood risk impacts can be mitigated so that the development of this site would be acceptable?

TAG is of the opinion that given the constraints identified, no further development of this site is acceptable. It is the most attractive area of open land remaining in the Fylde Coast Peninsula and the only area to be designated as "Countryside Area"(see POE 2.1 and para 1 and the penultimate paragraph in TAG's Closing Statement).

3.2 Is the requirement for a new road from Skippool Road justified?

The issues concerning traffic congestion and safety are set out in POE Section 3.3. The mitigation which is proposed for Silcock's Corner to cope with the traffic from an additional 165 houses is inadequate for the further development of the site.

Predictions for traffic flows using Silcock's Corner in the morning peak journey in the work/school period are given in POE 4.3 and Q8 of the Residents' Survey Results August 2014 (see Appendix E). The background to the questionnaire is explained in the POE para 4.1.

3.3 Is the requirement for land for a new primary school justified?

The projections for the number of school places needed are given in Q1 in the Residents' Survey Results (Appendix E). The implications are discussed in POE para 4.2.

3.4 Should the land south of Raikes Road be included within the allocation taking into account constraints to its development?

A new road from Silcock's Corner is proposed to access this site. That road would carve through green belt land and destroy its character. These constraints outweigh any development of this particular site.

4 Other issues referred to in the POE.

Session 3 Wednesday a.m. 16th May

1.1 Does the evidence base support the OAN for housing of 479 dwellings p.a. or 9580 dwellings in the LP period?

We would draw the attention of the Inspector to the Closing Statement by TAG at the Public Inquiry – para 4 - and the data sheet of projected populations (Appendix G). This shows the increase in population of the 4 LPAs based on the projected number of houses as shown in their Local Plans.

4.2/4.3/4.4/4.6

These questions deal with highway constraints with regard to Thornton. A summary of the issues and the background is set out in Section 3 of the POE (3.1 and 3.2).