

Agenda
Session 6 - 13.30 Thursday 17 May 2018
Matter 6
Employment Policies (including town centres and tourism)

This matter considers policies relating to employment, town centres and tourism (Chapter 8 of the LP).

Proposed Main Modifications MM/034 to MM/047 are relevant to this session.

Issues

1. Existing Employment Land and Sites

1.1 Are Policies EP2 and EP3 sufficiently flexible in permitting other uses on employment sites?

Particular points to be explored include:

Taking into account the amount of employment land protected by Policies EP2 and EP3 is there a case for the policies being more flexible in terms of permitting residential uses in certain circumstances e.g. no reasonable prospect of employment use and/or housing supply issues and/or no significant highway constraints (Fleetwood/Cleveleys)?

Are the terms of Sections 3 and 4 of Policy EP2 too prescriptive in listing particular uses that might be acceptable?

Are the terms of Section 1 of Policy EP3 too restrictive in requiring that a), b) and c) are all met?

Does Policy EP3 define employment uses too narrowly and exclude some employment generating uses which might be acceptable?

Should Policies EP2 and EP3 include reference to marketing criteria (or a cross reference with Policy SP6) which would seek to demonstrate that there is no realistic prospect of a site being used for employment (B1, B2, B8)?

1.2 Do the sites protected by Policy EP2 have a reasonable prospect of being used for employment use e.g. land in Copse Road, Fleetwood?

Particular points to be explored include:

Should the recommendation within ED103 that the northern parcel at Copse Road be used for mixed use be articulated in the LP?

2. Main Town Centre Uses

2.1 Are the thresholds for impact assessment within Policy EP5 justified?

Particular points to be explored include:

Is the evidence base supporting the 500 sq m threshold (in particular ED084 from

2014) out of date?

Does the evidence of existing retail floorspace and larger unit size justify the 500 sq m threshold?

Should Policy EP5 remove the requirement for impact assessments for office development (draft NPPF refers)?

2.2 Is the policy requirement for ‘no unacceptable impact’ in relation to Fleetwood justified?

Other than the LP retail policies what measures are being put in place to improve the attractiveness of Fleetwood Town Centre?

2.3 Are the criteria within Policy EP6 in relation to primary and secondary frontages too restrictive?

2.4 Are the criteria within Policy EP7 relating to local convenience stores too restrictive?

3. Other policies relating to the economy

3.1 Taking into account proposed modifications would the other policies relating to the economy be justified and consistent with national policy?

Main Evidence Base

ED103 –107 – Employment Land Studies

ED080 – 84 - Retail Studies

EL1.001b - Council response to Inspector’s Preliminary questions

Schedule of Modifications

Participants

Wyre Council

Thornton Action Group 0072 Howard Phillips + Philip Jenkins

Peter Tarrant 0064

Barton Willmore re Associated British Ports 0299 EL2.015a Jane Beckett

Fylde Council 0289 EL2.024 Julie Glaister + Eddie Graves

Wyre Labour Group of Councillors 0051 Cllr Rob Fail + Cllr Ron Shewan

Smith & Love re James Hall & Co 0945 Graham Love

De Pol Assoc re Fleetwood FRP 0951 Chris Betteridge

Statements

Wyre Council

Barton Willmore

Fylde Council