

Session 10 – 09.30 Wednesday 23 May 2018

Matter 8 – Allocations

Inskip

This matter considers the housing allocations in Inskip (SA1/13).

Proposed Main Modification MM/063 is relevant to this session.

Issues

1. Identification of Sites

1.1 Is the approach within the Strategic Housing Land Availability Assessment (SHLAA) to assessing the suitability and screening of sites in Inskip robust?

2. Inskip Extension (SA1/13)

What is the up to date position in relation to applications/permissions affecting the site(s)?

2.1 Would any of the following issues in isolation or cumulatively lead to a conclusion that the allocations would not comprise sustainable development:

(i) the scale of the allocations relative to the size of the village;

(ii) the effect on the character and appearance of the village and the surrounding countryside

Can a development of 255 dwellings in Inskip comprise an organic extension of the village?;

(iii) the availability of services and employment within or close to the village, including school places, health services, and convenience store;

How would a convenience store be secured?;

(iv) choice of modes of travel to access services and jobs;

(v) the loss of the best and most versatile (bmv) agricultural land.

Are areas of land around Inskip less than Grade 3(a) i.e. not bmv?;

(vi) the highway network;

(vii) the creation of inclusive and mixed communities;

(viii) flood risk and drainage;

(ix) biodiversity impacts; and,

(x) climate change implications (including out-commuting primarily by private vehicle).

2.2 Are all the Key Development Considerations necessary and clear to the decision maker?

3. Infrastructure

3.1 Will the infrastructure to support the scale of development proposed in the settlement be provided in the right place and at the right time, including that related to transport, the highway network, health, education and open space?

4. Delivery

4.1 Are the assumptions about the rate of delivery of houses from the allocations realistic?

Does existing evidence, including the build rates for existing development in the village, suggest that the allocations would deliver a peak of 25-30 dpa?

Main Evidence Base

ED011 – Settlement Boundary Background Paper

ED12a – d - Site Allocations Background Papers

ED089 – SHLAA

ED110-113 – Strategic Flood Risk Assessments

EL1.002b - Council response to Inspector's Preliminary questions on allocations

Schedule of Modifications

Participants

Wyre Council

John Knight re Elaine Deegan 0987 EL2.001c

Inskip with Sowerby Parish Council 0659 EL2.005 Mike Ainsworth + Cllr Matthew Salter
Richard West 0812

Paul Desborough 0895

Brian Dearnaley 0891 EL2.016

Matthew Nunn 0860 EL2.01

Judith Frost 0923 EL2.018

George Diaper 0664 EL2.019

Diane Hogarth 0665 EL2.020

Inskip Residents Action Group 0995 EL2.021 Paul Desborough

De Pol Assoc re Metacre 0962 EL2.030c Alexis De Pol

Statements

Wyre Council

E. Deegan

EC Reynolds

Mike Ainsworth

B Dearnaley

Matthew Nunn

Judith Frost

G Diaper

Dianne Hogarth

Inskip Residents Action Group

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