

Agenda
Session 9 – 13.30 Tuesday 22 May 2018
Matter 8 – Allocations
Poulton-le-Fylde

This matter considers the housing allocations in Poulton-le-Fylde (SA1/5, SA1/6, SA1/7, SA1/8).

Proposed Main Modifications MM/055 to MM/058 are 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 Poulton-le-Fylde robust?

2. South East of Poulton-le-Fylde (SA1/5)

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

The Council notes that the entire allocation has outline planning permission (2 parcels).

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

3. South of Blackpool Road, Poulton-le-Fylde (SA1/8)

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

3.1 Have exceptional circumstances been demonstrated for removal of the site and adjoining land from the Green Belt?

3.2 Does the site play a role in preventing Poulton and Carleton merging into one another?

3.3 On the assumption that the land should be removed from the Green Belt, should the size of the allocation be increased to include 'white land' to the west?

*3.4 Would the requirement for a masterplan prejudice delivery of the site?
Can any parts of the allocation be developed independently of each other?*

3.5 Can development of the allocation be mitigated so that it would not lead to

severe transport/highway impacts?

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

4. Infrastructure

4.1 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?

5. Delivery

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

Main Evidence Base

ED008 – Green Belt and Strategic Areas of Separation Background Paper

ED011 – Settlement Boundary Background Paper

ED12a – d - Site Allocations Background Papers

ED089 – SHLAA

ED109a-d – Wyre Green Belt Study

ED110-113 – Strategic Flood Risk Assessments

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

Schedule of Modifications

Participants

Wyre Council

Smith & Love re Applethwaite Ltd 0944 EL2.011b Graham Love + John Carruthers (VTC)

Emery Planning re Wainhomes NW 0794 EL2.022e Stephen Harris

Hollins Strategic Land 0358 EL2.032 Matthew Symons

Barton Willmore re Story Homes 0808 EL2.035f Vincent Ryan

Maybern Planning re Ingle's Dawndew Salads 0172 Katie Delaney

Statements

Wyre Council

Smith & Love

Emery Planning

Hollins Strategic Land

Barton Willmore