

Agenda
Session 12 – 09.30 Thursday 24 May 2018
Matter 8 – Allocations
Forton and Hollins Lane

This matter considers the mixed-use and housing allocations in Forton and Hollins Lane (SA3/4, SA1/14 and SA1/15).

Proposed Main Modifications MM/064, MM/065, MM/080 and MM/084 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 the settlements robust?

It is noted that the two southern parcels of SA3/4 were not identified in the SHLAA.

2. Forton Extension (SA3/4)

What is the up to date position in relation to applications/permissions affecting the site(s)? It is understood that there is an undetermined application on land to the south of the cricket ground (46 dwellings).

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, including the gap between Forton and Hollins Lane around Sunny Bank Nurseries

In this respect the 2 southern parcels of SA3/4 significantly erode the gap.

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

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

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

(vi) the highway network;

(vii) the creation of inclusive and mixed communities;

(viii) flood risk and drainage;

(ix) biodiversity impacts;

(x) heritage assets;

(xi) Gas Main Safeguarding; and,

(xii) climate change implications.

2.2 Do the existing bowling green and playground need to be included in the allocation and/or relocated?

What are the implications from the need for suitable access for the various parcels within the allocation for existing open space?

*2.3 Are the extent of the allocations and their capacity appropriate?
Is that part of the allocation identified as FOR_06 in the SHLAA developable?*

Has too much land been allocated to meet the allocation capacity of 468 dwellings?

2.4 Would the requirement for a masterplan to be agreed at planning application stage prejudice delivery of the site (or part of it)?

What role will the community have in development of a master plan?

2.5 Are all the Key Development Considerations (KDC) necessary and clear to the decision maker? (note MM/084)

Do any additional or modified KDC need to be included to address the comments of United Utilities?

3. Hollins Lane (SA1/14 and SA1/15)

3.1 Are all the Key Development Considerations necessary and clear to the decision maker? (note MM/064 and MM/065)

It is understood that the all the allocated land now has planning permission (38 and 51 dwellings for SA1/15 and SA1/16 respectively).

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?

Will foul drainage infrastructure be in place to meet the needs for the allocations?

5. Delivery

5.1 Are the assumptions about the rate of delivery of houses from the allocations realistic? (see Appendix A to Council's Matter 4 Statement)

In particular is there justification for the build out rate of 40 dpa from Forton or

should it be higher such that the allocation is projected to be fully delivered in the Plan period (Housing Background Paper refers)?

Main Evidence Base

ED010 – Housing Background Paper (January 2018 update)

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

Forton Parish Council 0412 EL2.014 Peter Young + Tim Brown + County Cllr Matthew Salter

Hollins Strategic Land 0358 EL2.032 Matthew Symons

Statements

Wyre Council

Forton Parish Council

Blackpool Council

Hollins Strategic Land

United Utilities