

Agenda

Session 11 – 14.30 Wednesday 23 May 2018

Matter 8 – Allocations

Great Ecclestone and Over Wyre including, Stalmine, Hambleton and Pilling

This matter considers the housing, employment and mixed-use allocations in Great Ecclestone and Over Wyre including, Stalmine, Hambleton and Pilling (SA1/9, SA1/10, SA1/12, SA2/1, SA2/2 and SA3/3).

Proposed Main Modifications MM/059 to MM/060, MM/078 to MM/080 and MM/083 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?

2. Land west of Great Ecclestone (SA3/3)

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;

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

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

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

Detailed assessments for land to the east of Copp Lane suggest that it is Grade 3b and therefore not BMV.

(vi) the highway network and parking provision in the village;

(vii) the creation of inclusive and mixed communities;

(viii) flood risk and drainage;

(ix) biodiversity impacts;

(x) heritage assets; and,

(xi) climate change implications.

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

The Council advises that land to the east of Copp Lane has planning permission (Parcels A and B).

Is the D1 use (non-residential institution) within Parcel B intended for a particular end user?

How does the site for 22 dwellings (application ref: 16/00651) relate to the

allocation?

2.3 Are the extent of the allocations and their capacity appropriate?

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

2.5 Are all the Key Development Considerations, including the requirement for a through route to the A586, necessary and clear to the decision maker? (note MM/083)

3. South Stalmine (SA1/9)

What is the up to date position in relation to applications/permissions affecting the site and adjoining land e.g. land east of Carr End Lane?

3.1 Can development of the allocation be mitigated so that it would not lead to severe transport/highway and flooding impacts?

3.2 Are all the Key Development Considerations necessary and clear to the decision maker? (note MM/059)

Is there any update in relation to primary school provision for Stalmine?

4. North of Garstang Road, Pilling (SA1/10)

4.1 Are all the Key Development Considerations necessary and clear to the decision maker? (note MM/060)

5. Land at Arthurs Lane, Hambleton (SA1/12)

5.1 What is the up to date position in relation to applications/permissions affecting the site(s)? The Council advises that the site has outline planning permission for 165 dwellings.

5.2 Can development of the allocation be mitigated so that it would not lead to severe transport/highway impacts?

5.3 Are all the Key Development Considerations necessary and clear to the decision maker? (note MM/062)

Is there any update in relation to primary school provision for Hambleton?

6. Employment Sites at Preesall Hill and Out Rawcliffe (SA2/1 and SA2/2)

6.1 Should these allocations be dealt with as commitments rather than allocations? The Council proposes to delete the allocation at Out Rawcliffe as it has been completed (MM/079).

7. Infrastructure

7.1 Will the infrastructure to support the scale of development proposed in the

settlements be provided in the right place and at the right time, including that related to transport, the highway network, health, education and open space?

How will highway improvements on the A585 and elsewhere affect the highway cap for this part of Over Wyre, particularly the capacity of the A585/A588 junction?

Assuming that the highway capacity for Over Wyre is increased would additional allocations at Hambleton and Stalmine be sustainable?

8. Delivery

8.1 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 Great Eccleston or should it be higher such that the allocation could be fully delivered in the Plan period?

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

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

De Pol Associates re Wainhomes NW 0794a EL2.029 Chris Betteridge

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

Hollins Strategic Land 0358 EL2.032 Matthew Symons

Stephen Hunter 0492

Statements

Wyre Council

Emery Planning

De Pol Associates

Hollins Strategic Land