

**Agenda**  
**Session 13 – 13.30 Thursday 24 May 2018**  
**Matter 8 – Allocations**  
**Garstang, Bowgreave, Catterall and Barton**

This matter considers the housing, employment and mixed-use allocations in Garstang, Bowgreave, Catterall and Barton (SA1/16, SA1/17, SA1/18, SA1/19, SA1/20, SA1/21, SA1/22, SA1/23, SA1/24, SA1/25, SA1/26, SA1/27, SA2/3, SA2/4, SA3/2, SA3/5 and SA7)

Proposed Main Modifications MM/066 to MM/077, MM/082, MM/085, MM/089 and MM/095 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 Garstang, Bowgreave, Catterall and Barton robust?*

**2. West of Cockerham Road (SA1/16)**

*2.1 Is the extent of the allocation and its capacity appropriate?*

*Should the allocation be extended to include additional land to the north and west?  
Are the reasons within the SHLAA for excluding additional land justified?*

*2.2. Is the Council satisfied that highway and transport impacts can be mitigated so that development of the site would be acceptable?*

*2.3 Are all the Key Development Considerations necessary and clear to the decision maker? (note MM/066)*

*Is the requirement for land for a new primary school within the allocation justified?*

**3. South of Prospect Farm, west of A6, Garstang (SA1/17)**

*3.1 Is the extent of the allocation and its capacity appropriate?*

*Is there justification for increasing the capacity to 70 dwellings taking into account the highway network constraints?*

*3.2. Is the Council satisfied that highway and transport impacts can be mitigated so that development of the site would be acceptable?*

*3.3 Are all the Key Development Considerations necessary and clear to the decision maker? (note MM/067)*

**4. South of Kepple Lane, Garstang (SA1/18)**

*4.1 Is the extent of the allocation and its capacity appropriate?*

*It is noted that the allocation has planning permission for 125 dwellings.*

*4.2 Are all the Key Development Considerations necessary and clear to the decision*

*maker? (note MM/068)*

**5. Land west of A6, Garstang (SA3/5)**

*5.1 Are all the Key Development Considerations necessary and clear to the decision maker? (note MM/088)*

*It is noted that the site has outline planning permission for housing and employment.*

**6. Bowgreave Housing Sites (SA1/19, SA1/20, SA1/21, SA1/22)**

*6.1 What is the up to date position in relation to applications/permissions affecting the site(s)? (it is noted that all the sites have planning permission)*

*6.2 Are the extent of the allocations and their capacity appropriate?*

*6.3 Are all the Key Development Considerations necessary and clear to the decision maker? (note MM/069 to MM/072)*

**7. Catterall Housing and Mixed Use Sites (SA1/23, SA1/24, SA3/2)**

*7.1 Is the mix of uses at SA3/2 appropriate?*

*It is noted that planning permission has been granted for a mixed use development (200 dwellings, 42 retirement apartments, 0.95 ha of employment land, new village centre and family pub).*

*In view of marketing evidence is the inclusion of around 1 ha of employment land within the allocation justified?*

*7.2 Are all the key development considerations necessary and clear to the decision maker? (note MM/073, MM/074 and MM/082)*

**8. Catterall Employment and Development Opportunity Sites (SA2/3, SA2/4, SA7)**

*8.1 What is the up to date position in relation to applications/permissions affecting the employment sites?*

*It is noted that SA2/3 has outline planning permission and SA2/4 a resolution to grant outline planning permission.*

*8.2 Would inclusion of a residential component as part of SA7 assist in bringing the site forward whilst making a contribution to housing needs within the LP period?*

*8.3 Are all the Key Development Considerations necessary and clear to the decision maker? (note MM/089)*

**9. Barton Housing Sites (SA1/25, SA1/26, SA1/27)**

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

*It is noted that the sites have planning permission or a resolution to grant planning permission.*

*9.2 Are the extent of the allocations and their capacities appropriate, noting in*

*particular the location of Shepherd's Farm in relation to SA1/26?*

*9.3 Are all the Key Development Considerations necessary and clear to the decision maker? (note MM/075 to MM/077)*

#### **10. Infrastructure**

*10.1 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?*

#### **11. Delivery**

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

*It is noted that all sites within this part of the A6 corridor are anticipated to deliver within 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

LCC Education

Smith & Love re J & R Parkinson 0947, 0948 EL2.012 Graham Love + John Carruthers (VTC)

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

Lichfields re Taylor Wimpey 0363 EL2.028f Charlotte Greenway (Taylor Wimpey)

Hollins Strategic Land 0358 EL2.032 Matthew Symons

Garstang Town Council 0545 Roger Brooks

#### **Statements**

Wyre Council

Smith and Love

Mosaic Town Planning

Emery Planning

Lichfields

Hollins Strategic Land

Cass Associates

LCC Education