

## 5 Strategic Policies (SP)

### 5.1 Introduction

**5.1.1** As explained in the ‘Local Plan Strategy’ chapter, the planning strategy has been influenced by the various constraints in the Borough and the overarching aim to promote sustainable development. The eventual scale and distribution of development across the Borough has been dictated primarily by the capacity of infrastructure to support development taking into account deliverable improvements and to a lesser extent the availability of deliverable land. The Local Plan meets the full housing requirement and the full employment OAN.

**5.1.2** Strategic Policies set out the overall strategic framework for development in Wyre and ensure that development is sustainable and takes place within the Borough’s environmental limits. They express the strategic elements of the Local Plan Strategy.

**5.1.3** The strategic framework set out in this part of the Local Plan recognises the importance of the Forest of Bowland AONB and includes a separate policy in relation to this designation.

**5.1.4** It is often the case that in order for development to be acceptable there is a need for improvements to infrastructure. The Local Plan establishes the basis for development to make a financial contribution towards necessary provision. It is important to ensure that an appropriate balance is struck between securing necessary infrastructure investment from new development, and maintaining the financial viability of high quality development.

### 5.2 Development Strategy

**5.2.1** Policy SP1 sets out what the Local Plan Strategy means overall in practice. It establishes a settlement hierarchy taking into account proposed growth and which will influence development management in the future. The policy gives a clear steer where the majority of development should be directed. As such it provides necessary protection in designated countryside areas outside settlement boundaries.

**5.2.2** The many separate communities and settlements across the borough are a defining element in Wyre’s character. Although the Local Plan recognises the importance of meeting development needs it is important that Wyre’s identity inherit in the distinct and separate settlements is maintained. Thus Policy SP1 identifies ‘Strategic Areas of Separation’ between distinct settlements to ensure that the individuality and separate character of different settlements is maintained. The identified areas of separation are shown on the adopted Policies Map.

#### SP1 Development Strategy

1. The overall planning strategy for the Borough will be one of growth within environmental limits. The overarching aim will be to meet the housing needs of all sections of the community, raise economic performance, average wage levels and GVA generation, while minimising or eliminating net environmental impact. This will be achieved through new development and other activity by the Council and stakeholders in relation to the following factors that affect these outcomes:

- a) Land supply for business development;
- b) Quantity, quality and mix of housing;
- c) Environmental protection and enhancement;
- d) Provision of key infrastructure and services;
- e) Quality of place;

2. The spatial approach in this Local Plan is one of sustainable extensions to the towns and rural settlements in accordance with the settlement hierarchy below, with settlements higher up the hierarchy, where possible, taking more new development than settlements lower down the hierarchy.

New development is required to be of appropriate type and scale to the character of the settlement in the hierarchy unless specifically proposed by other policies in this Local Plan.

Hierarchy	Settlement (s)	% of housing growth <sup>18</sup>		Employment growth <sup>19</sup>	
		Number	%	Ha	%
Urban Town	Fleetwood, Poulton-le-Fylde, Cleveleys, Thornton, Normoss <sup>20</sup>	4,285	48.6	23.6	49.6
Key Service Centre	Garstang	1,036	11.8	4.8	10.1
Rural Service Centres	Knott End/Preesall, Great Eccleston, Hambleton, Catterall	1,626	18.5	11.1	23.3
Main Rural Settlements	Bilsborrow, Pilling, Barton, St Michaels, Bowgreave, Inskip, Stalmine, Forton, Preesall Hill, Scorton	1,309	14.9	1.9	4
Small Rural Settlements	Cabus, Churchtown/Kirkland, Hollins Lane, Calder Vale, Dolphinholme (Lower)	125	1.4	0	0
Other undefined Rural Settlements		421	4.8	6.2	13
Total		8,802	100	47.7	100

3. Within the period 2011 to 2031, the Local Plan will deliver a minimum 7,384 dwellings and 43 hectares of employment land.
4. New built development will take place within settlement boundaries defined on the adopted Policies Map, unless development elsewhere in designated countryside areas is specifically supported by another policy in the Local Plan. Development within settlement boundaries will be granted planning permission where it complies with the other policies of this Local Plan.
5. Outside settlements with defined boundaries the amount of new built development will be strictly limited. Individual opportunities which will help diversify the rural economy or support tourism will be supported where they are appropriate in scale and in accordance with other policies where relevant. If developed sites within the open countryside become available for redevelopment, the priority will be to minimise the amount of new development that takes place and the level of activity that a new use generates, while securing a satisfactory outcome.
6. Strategic areas of separation will be maintained between the following settlements as shown on the adopted Policies Map:
- a) Knott End/ Preesall and Preesall Hill;

<sup>18</sup> Figures are rounded up to one decimal point

<sup>19</sup> Figures are rounded up to one decimal point

<sup>20</sup> Normoss is part of the Blackpool urban area

- b) Forton and Hollins Lane;
- c) Garstang and Cabus;
- d) Garstang and Bowgreave;
- e) Bowgreave and Catterall;
- f) Fleetwood and Thornton.

7. Development that would erode the openness of designated 'strategic areas of separation' and the effectiveness of the gap in protecting the identity and distinctiveness of the two settlements will not be permitted.

## 5.3 Sustainable Development

5.3.1 Under planning legislation<sup>21</sup> the Local Plan must promote sustainable development. This is further reflected in national planning policy as set out in the National Planning Policy Framework (NPPF). Within the context of national policy, Policy SP2 sets how the sustainable development requirement will be applied at the local level in Wyre.

### SP2 Sustainable Development

1. All development should contribute positively to the overall physical, social, environmental and economic character of the area in which the development is located.
2. All development in Wyre should be sustainable and contribute to the continuation or creation of sustainable communities in terms of its location and accessibility.
3. Where there is any conflict between environmental, economic and social objectives, development proposals will be required in the first instance to seek to incorporate solutions where all objectives can be met.
4. In order to deliver sustainable communities the Local Plan includes policies and proposals which:
  - a) Facilitate economic growth including in the rural areas;
  - b) Maintain the vitality of all town, district and local centres;
  - c) Ensure housing provision to meet the needs of all sections of the community;
  - d) Facilitate the provision of strategic and local infrastructure and services;
  - e) Maximise the use of previously developed land;
  - f) Ensure accessible places and minimise the need to travel by car;
  - g) Maximise the use of existing infrastructure and services;
  - h) Reduce and manage flood risk;
  - i) Protect and enhance biodiversity, landscape, cultural heritage and green infrastructure assets;
  - j) Achieve safe and high quality designed local environments which promotes health and well-being.
5. Development proposals must not compromise the Borough's ability to improve the health and well-being of local residents.
6. Development proposals must demonstrate how they respond to the challenge of climate change through appropriate design and by making best use of resources and assets, including the incorporation of water and energy efficiency measures through construction

<sup>21</sup> Section 39 (2) of the Planning and Compulsory Purchase Act 2004.