

WYRE LOCAL PLAN EXAMINATION

MATTERS, ISSUES AND QUESTIONS FOR THE EXAMINATION AND HEARING SESSIONS

Hearings Commence: Tuesday 15 May 2018

Venues for Sessions: Council Chamber and Committee Room, Civic Centre, Poulton-le-Fylde FY6 7PU

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WYRE LOCAL PLAN EXAMINATION

Session 1 – 09.30 Tuesday 15 May 2018

Matter 1

Legal Compliance, Procedural Requirements and the Duty to Cooperate

This matter explores whether the Local Plan (LP) has been prepared in accordance with legal and procedural requirements set out in the Planning Act 2004 and the Local Planning Regulations 2012.

There are provisions relating to the Duty to Cooperate (DtC), Sustainability Appraisal (SA), publication and notification requirements and dealing with representations.

Issues:

1. Compliance with procedural requirements including consultation/participation procedures

1.1 Is there any evidence that the Council has not met the minimum requirements for consultation and that consultation and publicity has otherwise been inadequate?

1.2 Has engagement with Parish Councils and Local Communities been acceptable?

1.3 Was engagement with Inskip-with-Sowerby Parish Council in advance of formal consultation appropriate?

1.4 Was it satisfactory to introduce allocations at the Publication Draft Stage of the Local Plan e.g. Travelling Showpeople Site (SA6)?

1.5 Has publicity and consultation by electronic and other means been satisfactory?

2. Compliance with the DtC, particularly in relation to consideration of housing needs

2.1 Is there evidence that the Council has cooperated effectively with adjoining authorities in seeking to meet any unmet housing needs from the District?

2.2 Is the Memorandum of Understanding (MoU) an effective tool to facilitate ongoing engagement with adjoining authorities?

2.3 Is there evidence that Wyre have cooperated effectively with Lancashire County Council (LCC) on relevant issues such as transport and education infrastructure?

3. The SA and its consideration of reasonable alternatives

3.1 Does the SA meet statutory and legal requirements in relation to the assessment of reasonable alternatives?

4. The Local Plan timeframe

4.1 Is the timeframe of the LP appropriate (2011-2031)?

4.2 Is the start date of 2011 consistent with the evidence base?

Main Evidence Base

SD005 – SA Report and Non-Technical Summary

SD007 – Statement of Consultation

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SD008 –Statement of Compliance with DtC

EL1.001b – Council response to Inspector’s preliminary questions

Participants

Wyre Council

Others to be determined

Session 2 – 13.30 Tuesday 15 May 2018

Matter 2

Strategy and Strategic Policies

The matter considers whether the strategy for the distribution of development is justified and whether strategic policies are positively prepared, effective and consistent with national policy.

Specific sites will be discussed during Week 2 of the hearings.

Issues:

1. The spatial distribution of development

1.1 Is the strategy for the distribution of development (described as ‘dispersal’) justified?

1.2 Should the LP include a Key Diagram (para 157 of the National Planning Policy Framework (NPPF) refers)?

2. Settlement hierarchy

2.1 Is the position of settlements in the hierarchy within Policy SP1 justified?

2.2 Should Inskip be designated as a ‘Main Rural Settlement’?

2.3 Is the amount of development within each level of the hierarchy justified?

2.4 Is there sufficient alignment between housing and employment at different levels of the hierarchy?

3. Settlement Boundaries and the Countryside

3.1 Are the requirements of Sections 4 and 5 within Policy SP1 too restrictive?

3.2 Is Policy SP4 consistent with national policy particularly in respect of protection of the countryside and conversion of buildings?

4. Strategic Areas of Separation

4.1 Is the principle of Strategic Areas of Separation justified and consistent with national policy?

4.2 Is the Strategic Area of Separation between Fleetwood and Thornton justified?

4.3 Is the Strategic Area of Separation between Cabus and Garstang justified?

4.4. Is the Strategic Area of Separation between Forton and Hollins Lane justified?

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assuming that the Forton extension (SA3/4) is retained within the LP in its current form?

5. Green Belt

5.1 Have exceptional circumstances been demonstrated to justify the alteration to Green Belt boundaries?

5.2 How should the LP be modified to demonstrate exceptional circumstances, assuming that such circumstances have been justified?

5.3 Is there a justification for the removal of more land from the Green Belt e.g. land at Norcross Lane?

5.4 Is Policy SP3 consistent with national policy?

6. Health and Well-Being

6.1 Is Policy SP8 clear to the decision maker, particularly in relation to the need for Health Impact Assessments and assessing the negative and positive impacts of development on health?

Main Evidence Base

ED008 – Green Belt and Strategic Areas of Separation Background Paper

ED109a-d – Wyre Green Belt Study

EL1.001b - Council response to Inspector's Preliminary questions

Schedule of Modifications

Participants

Wyre Council

Others to be determined

WYRE LOCAL PLAN EXAMINATION

Session 3 – 09.30 Wednesday 16 May 2018

Matter 3

Housing and Employment Objectively Assessed Needs (OAN) and Requirements

This matter explores whether the amount of housing and employment land proposed in the LP is appropriate to meet the needs of the District to 2031.

Issues

1. The Housing OAN

1.1. *Does the evidence base support the OAN for housing of 479 dwellings per annum (dpa) or 9580 dwellings for the LP period?*

1.2 *Or should the OAN be higher to support job growth and the delivery of affordable housing?*

1.3 *Alternatively should the OAN be lower taking into account the new methodology for calculating housing need proposed within the draft revisions to the NPPF?¹*

2. The Employment OAN

2.1 *Does the evidence base support the OAN of 43 ha of employment land?*

3. Alignment between housing and employment OAN

3.1 *Is there sufficient alignment between the housing and employment OANs?*

4. The Housing Requirement of 8,225 dwellings

4.1 *Does the shortfall in the housing requirement against the OAN reflect a positively prepared LP and one that is justified?*

4.2 *Are the highway constraints overstated?*

4.3. *In particular would development to meet the OAN result in severe residual cumulative impacts on the highway network having regard to improvements that can be undertaken?*

4.4. *What are the prospects of improvements in highway and transport infrastructure being delivered so that housing and other needs can be fully met?*

4.6 *Would a different distribution of development avoid severe highway impacts and allow the LP to meet housing needs?*

4.5 *Is there justification for releasing more employment sites for housing in view of the shortfall of housing compared to employment land?*

Main Evidence Base

ED085-88 SHMA and related updates

ED094 a & b – LCC Implications for housing developments within the LP

ED103 –107 – Employment Land Studies

¹ <https://www.gov.uk/government/consultations/draft-revised-national-planning-policy-framework>

WYRE LOCAL PLAN EXAMINATION

EL1.001b Council response to Inspector's Preliminary questions
Schedule of Modifications

Participants

Wyre Council

LCC Highways

Others to be determined

Session 4 – 13.30 Wednesday 16 May 2018

Matter 4

Housing Land Supply

This matter considers how the housing requirement will be met; whether those means of meeting the requirement have been justified and will be effective; and whether the LP will be able to maintain a five year housing land supply.

The Council indicates that information within the LP will be updated to reflect a base date of 31 March 2018 and that this information will be available in advance of the hearings.

Delivery from individual sites will be considered during Week 2 of the hearings.

Issues

1. Components of Housing Supply

1.1 What is the up to date housing supply position (base date of 31 March 2018)?

1.2 What are the components of the housing supply that will meet the housing requirement?

1.3 Are the components of supply clearly shown within the LP?

1.4 Should there be a windfall allowance?

2. The Housing Trajectory and Housing Implementation Strategy (HIS)

2.1 Does the Housing Background Paper satisfy the requirement for a housing trajectory and HIS as required by para 47 of the NPPF?

2.2. Is the approach to making up any shortfall in delivery over the LP period justified (the Liverpool approach)?

3. Five Year Housing Land Supply

3.1 Should a 5% or 20% buffer be used to calculate the housing land supply position?

3.2 Generally, are the assumptions about the delivery from commitments and allocations realistic?

3.3 Are lead in times and build out rates within the Housing Background Paper realistic?

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3.4 *Is the approach to lapse rates realistic (10% for small sites, no lapse rate for larger sites)?*

3.5 *Will there be a five year supply of deliverable housing sites on adoption of the LP?*

4. **The wording of housing supply policies**

4.1 *Is Policy HP1 clear to the decision maker? (the Council propose modifications in response to the Inspector's preliminary questions)*

Main Evidence Base

ED010 – Housing Background Paper

EL1.001b - Council response to Inspector's Preliminary Questions

Schedule of Main Modifications

Participants

Wyre Council

Others to be determined

Session 5 – 09.30 Thursday 17 May 2018

Matter 5

Specific Housing Needs and Generic Housing Policies

This matter considers housing mix, affordable housing, gypsy and traveller needs and generic housing policies (Chapter 7 of the LP).

Issues

1. Housing Mix (Policy HP2)

1.1 *Does the requirement for developments to provide for a mix of housing in accordance with the SHMA provide sufficient clarity?*

1.2 *Is the requirement for developments to provide 20% of housing for older people and with restricted mobility justified?*

1.3 *Does the wording of Policy HP2 allow for sufficient flexibility taking into account viability considerations and differing needs across the District?*

2. Affordable Housing (Policies HP3 and HP7)

2.1 *Are the requirements for the levels of affordable housing within Policy HP3 justified?*

2.2 *Do the requirements of Policy HP3 relating to viability (Section 3) and financial contributions (Section 4) provide sufficient flexibility?*

2.3 *Should Policy HP7 be modified to allow a proportion of market housing (para 54 of the NPPF refers)?*

2.4 *Does Policy HP7 need to be more specific in terms of 'need' and 'locality'?*

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3. Gypsies, Travellers and Travelling Showpeople (Policy HP8 and Site SA6)

3.1 Does the Gypsy and Traveller Accommodation Assessment (GTAA) robustly assess the need for residential and transit sites in the District?

3.2 Are the criteria within Policy HP8 consistent with Planning Policy for Traveller Sites (PPTS)?

3.3 Is the allocation SA6 justified?

3.4 What is the current position with the planning application for the SA6 site?

4. Generic Housing Policies

4.1 Are the requirements of Policy HP9 (Green Infrastructure in new residential developments) deliverable and clear to the decision maker (the Council has indicated that it will be giving further consideration to the wording of the policy)?

Main Evidence Base

ED003 - Local Plan and Site Allocations Viability Study

ED079 – GTAA

EL1.001b - Council response to Inspector's Preliminary questions

Schedule of Main Modifications

Participants

Wyre Council

Others to be determined

Session 6 - 13.30 Thursday 17 May 2018

Matter 6

Employment Policies (including town centres and tourism)

This matter considers policies relating to employment, town centres and tourism (Chapter 8 of the LP).

Issues

1. Existing Employment Land and Sites

1.1 Are Policies EP2 and EP3 sufficiently flexible in permitting other uses on employment sites?

1.2 Do the sites protected by Policy EP2 have a reasonable prospect of being used for employment use e.g. land in Copse Road, Fleetwood?

2. Main Town Centre Uses

2.1 Are the thresholds for impact assessment within Policy EP5 justified?

2.2 Is the policy requirement for 'no unacceptable impact' in relation to Fleetwood justified?

2.3 Are the criteria within Policy EP6 in relation to primary and secondary frontages too restrictive?

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2.4 Are the criteria within Policy EP7 relating to local convenience stores too restrictive?

3. Other policies relating to the economy

3.1 Taking into account proposed modifications would the other policies relating to the economy be justified and consistent with national policy?

Main Evidence Base

ED103 –107 – Employment Land Studies

ED080 – 84 - Retail Studies

EL1.001b - Council response to Inspector's Preliminary questions

Schedule of Modifications

Participants

Wyre Council

Others to be determined

Session 7 - 9.30 Friday 18 May 2018

Matter 7

Core Development Management Policies

This matter considers the Core Development Management Policies (Chapter 6 of the LP). The Council proposes some modifications to the policies arising from the Inspector's preliminary questions.

Issues

1. Environmental Protection

1.1 Is Policy CDMP1 positively prepared having regard to the suggested modifications?

2. Flood Risk and Surface Water Management

2.1 Does Policy CDMP2 adequately deal with issues of flood risk and surface water?

2.2 Is the hierarchy in relation to surface water and the requirement to achieve greenfield run-off rates overly prescriptive?

3. Design

3.1 Does Policy CDMP3 take into account climate change and local distinctiveness?

3.2 Is the requirement for masterplans for sites of more than 50 dwellings a reflection of a positively prepared and effective LP?

4. Natural and Historic Environment Policies

4.1 Are Policies CDMP4 and CDMP5 consistent with national policy?

4.2 Is the definition of Green Infrastructure within Policy CDMP4 too wide ranging?

5. Accessibility and Transport

5.1 Is Policy CDMP6 consistent with national policy?

Main Evidence Base

ED003 - Local Plan and Site Allocations Viability Study

ED069a & b – Green Infrastructure Strategy

EL1.001b - Council response to Inspector's Preliminary questions

Schedule of Modifications

Participants

Wyre Council

Ben Wallace MP

Council Drainage Engineer

Others to be determined

Session 8 – 09.30 Tuesday 22 May 2018

Matter 8 – Allocations

Fleetwood, Thornton and Norcross

This matter considers the housing, employment and mixed-use allocations in Fleetwood, Thornton and Norcross (SA1/1, SA1/2, SA1/3, SA1/4, SA1/11, SA3/1, SA4, SA5)

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 Fleetwood, Thornton and Norcross robust?

2. West of Broadway, Fleetwood (SA1/1)

2.1 Is the Council satisfied that flood risk issues can be mitigated such that the site can be delivered?

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

3. Lambs Road/Raikes Road, Thornton (SA1/2)

3.1 Is the Council satisfied that landscape, biodiversity, heritage, highway and flood risk impacts can be mitigated so that development of the site would be acceptable?

3.2 Is the requirement for a new road from Skippool Road justified?

3.3 Is the requirement for land for a new primary school justified?

3.4 Should the land to the south of Raikes Road be included within the allocation taking into account constraints to its development?

3.5 What is the up to date position in relation to applications/permissions affecting the site?

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

maker?

4. Fleetwood Docks and Marina (SA3/1)

4.1 Is the Council satisfied that flood risk and biodiversity issues can be mitigated such that the site can be delivered and development would be acceptable?

4.2 Is the mix of uses and extent of the allocation appropriate?

4.3 Are all the key development considerations necessary and clear to the decision maker?

5. Fleetwood Port (SA5)

5.1 Is the Council satisfied that flood risk and biodiversity issues can be mitigated such that the site can be delivered and development would be acceptable?

5.2 Is the mix of uses appropriate?

5.3 Are all the key development considerations necessary and clear to the decision maker?

6. Hillhouse Technology Enterprise Zone, Thornton (SA4)

6.1 Is the Council satisfied that flood risk, biodiversity and pollution issues can be mitigated such that the site can be delivered and development would be acceptable?

6.2 Would the requirement for a masterplan prejudice delivery of the site?

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

7. North of Norcross Lane, Norcross (SA1/11)

7.1 Are the extent of the allocation and its capacity appropriate?

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

8. Infrastructure

8.1 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?

9. Delivery

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

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

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Schedule of Modifications

Participants

Wyre Council

Others to be determined

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).

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)?

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)

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?

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

Others to be determined

Session 10 – 09.30 Wednesday 23 May 2018

Matter 8 – Allocations

Inskip

This matter considers the housing allocations in Inskip (SA1/13).

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 Inskip robust?

2. Inskip Extension (SA1/13)

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, 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;

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- (viii) flood risk and drainage;*
- (ix) biodiversity impacts; and,*
- (x) climate change implications.*

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

3. Infrastructure

3.1 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?

4. Delivery

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

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

Others to be determined

Session 11 – 14.30 Wednesday 23 May 2018

Matter 8 – Allocations

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

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

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 Eccleston (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

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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 agricultural land;

(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)?

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?

3. South Stalmine (SA1/9)

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?

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

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

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)?

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?

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?

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

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related to transport, the highway network, health, education and open space?

8. Delivery

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

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

Others to be determined

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).

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. Forton Extension (SA3/4)

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;

(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;

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(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?

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 necessary and clear to the decision maker?

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

3.1 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

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

Others to be determined

Session 13 – 13.30 Thursday 24 May 2018

Matter 8 – Allocations

Garstang, Bowgreave, Catterall and Barton

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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)

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?

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?

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

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

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?

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

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

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

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

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

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)? (the LP indicates that all the sites either have planning permission or a resolution to grant)

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?

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

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

7.2 Are all the key development considerations necessary and clear to the decision

maker?

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? (SD007g and EL 1.002b indicate that planning permissions exist on both sites)

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?

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)? (the LP indicates that all the sites have 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?

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?

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

Others to be determined

Session 14 – 09.30 Friday 25 May 2018

Matter 9

WYRE LOCAL PLAN EXAMINATION

Infrastructure and Delivery

This matter considers overall infrastructure provision and its implications for viability and deliverability.

Issues

- 1. The evidence base underpinning the LP and Policies SP6 and SP7.**
 - 1.1 Do the Local Plan and Site Allocations Viability Study make realistic assumptions about land values, sales values, profit and development costs?*

- 2. The marketing and information requirements for considering viability issues**
 - 2.1 Does Policy SP6 as modified respect commercial confidentiality?*
 - 2.2. Are the marketing requirements within Policy SP6 (Section 3) reasonable?*

- 3. The effect of infrastructure requirements/developer contributions on development viability**
 - 3.1 Will Policy SP7 and the allocation policies of the LP ensure that necessary infrastructure is delivered and in a timely fashion?*
 - 3.2. Should Policy SP7 make specific reference to the legal and policy tests for planning obligations?*

- 4. Pooling of Contributions**
 - 4.1 What are the implications arising from the pooling restrictions with the CIL Regulations for the delivery of infrastructure?*

- 5. Infrastructure Delivery Plan (IDP)**
 - 5.1 Is the IDP clear as to what infrastructure projects are critical to the delivery of the LP, when infrastructure will be delivered, sources of funding and who is responsible for delivery?*
 - 5.2 Should the IDP be more specific as to which developments will contribute to particular infrastructure projects?*

- 6. Supplementary Planning Guidance**
 - 6.1 What SPD will be prepared to provide guidance and what is the timetable for its production? (para 1.3.5 of the LP refers)*
 - 6.2 Would the SPD be likely to add additional policy and financial burdens on development?*

Main Evidence Base

SD007j – Appendix 17 – Keppie Massie response to issues raised on viability
ED003 - Local Plan and Site Allocations Viability Study
ED004 – Infrastructure Delivery Plan

WYRE LOCAL PLAN EXAMINATION

EL1.001b - Council response to Inspector's Preliminary questions
Schedule of Modifications

Participants

Wyre Council

Others to be determined

Session 15 – 12.30 Friday 25 May 2018

Matter 10

Implementation and Monitoring

The purpose of this session is to examine the implementation and monitoring provisions of the LP.

Issues

1. Indicators and Targets

1.1. Are the Performance Monitoring Indicators and targets specific and measurable?

2. Review Mechanisms

2.1 Is the LP clear as to when a review or partial review of the LP would be triggered due to a failure to meet key targets?

2.2 Is the LP clear as to what other circumstances might trigger a review or partial review of the LP?

Main Evidence Base

ED061-62 – Authorities Monitoring Reports 2015-16 & 2016-17

EL1.001b - Council response to Inspector's Preliminary questions

Schedule of Modifications

Participants

Wyre Council

Others to be determined

WYRE LOCAL PLAN EXAMINATION

Session 16 – 11.30 Tuesday 5 June 2018
Review Session

The purpose of the session is to review the findings of the hearing sessions, to confirm what Main Modifications, if any, are proposed to the LP, and discuss how the Examination will proceed hereafter.

Participants

Wyre Council

Others to be determined