

Wyre Local Plan ExaminationMatters, Issues and QuestionsStatements In Response to Matter 8.As It Concerns Proposals For Inskip**Issue 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:

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

Statement 2.1(iii) Yes

Inskip Employers Survey and Employment Local Opportunities

15/3/2018

It was noted by several residents of the village that in the Council's statement of consultation Appendix 16 (doc sd007h p15, Main Matter 15) the council addressed local villagers concerns about possible local employment opportunities by suggesting there are employment opportunities locally at "Nightjar" a privately held small cluster of industrial units to the south of the village. The Council's other mitigation of employment concerns was to suggest opportunities were available "along the A6 and at Preston" as well as further afield in the borough all of which are considerable distance from the proposed village extension and would no doubt require commute by car, even the limited possible employment opportunities proposed to be created at neighbouring Gt Eccleston will most likely require commute by car such is the nature of the road infrastructure and local transport provision.

To clarify the state and future prospects for local employment within Inskip a survey of the local businesses and employers was undertaken over the week beginning 11/3/2018, focussing on those employers resident at "Nightjar".

There are 16 light industrial units on Nightjar, supporting 11 trading businesses, some of the smaller units are let as storage space to private individuals.

In total 100 people are employed by Nightjar businesses on a full-time basis and 20 on part time contracts (10 of those working for F Brown Ltd work on client sites not on Nightjar). But it's worthy of note that of those 120 jobs 80 are either at the Pre-school or the building firm that owns Nightjar, F Browns, leaving 40 people employed by the outstanding 10 businesses.

9 of the 11 businesses responded to the survey questioning their future plans. Of those businesses only 1 declared any plans to expand their businesses over the coming years. The Pre-School declared they may possibly expand and take on 10 more staff over the next 5 years in low paid child care positions and Titan Insulation declared over the next 5 years they plan to expand to take on up to 10 people to expand their workforce to 10.

Many of the businesses are small one-man light engineering companies and have little hope of expansion.

Outside of Nightjar the village has two other main employers:-

- Direct Poultry employ up to 10 people in their factory on the outskirts of the village and in response to our survey said they had no plans to expand their workforce in the foreseeable future. Interestingly of their current work force only one lives within the village currently. It's fair to assume that this is due to the low-pay nature of the work and the relatively high cost of living in a small isolated community.
- Multi-ply Components employ 10 people at two sites in Inskip and one in Gt Eccleston. In response to our survey they suggested they would like to recruit more people and are actively trying to expand their premises and even look for new premises from which to operate. However, they have been unable to find a suitable site locally to expand this business – which I think is a shame and a failure of the council to support exactly the kind of high technology, highly skilled businesses and jobs the area needs if it is to support more expensive housing.

I hope this evidence helps in the consideration as to whether the small village of Inskip can really sustainably support the addition of an extra 200+ houses, there is clearly no hope that many jobs will become available locally or within a reasonable distance of the village within the term of this local plan. It would have been better had the council taken the time to engage with local employers prior to this stage in the process to ascertain what the facts were about local employment opportunities and the associated outlook on employment.

With hundreds of people already commuting out of the village (and approximately one hundred commuting in for low paid work at DPS) and many hundreds more houses being built in neighbouring villages and thousands in North Preston and Blackpool it seems very likely to me that new housing in Inskip will only lead to the creation of a commuter suburb but with unsuitable crumbling road infrastructure and a very limited public transport service.

The plan for the Inskip Extension is unsustainable because as shown above the jobs at the income level necessary to support it do not exist locally, compelling buyers to commute by car (since there is no transport alternative) large distances to suitably paid work.

Yours Sincerely

Matthew Nunn