

# WYRE LOCAL PLAN EXAMINATION

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## Agenda

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.

Proposed MM/001 to MM/013 are relevant to this session.

#### Issues:

#### 1. The spatial distribution of development

*1.1 Is the strategy for the distribution of development (described as 'dispersal') justified?*

*Particular points to be explored include:*

*In what ways does the strategy diverge from Option Three (dispersal) and why?*

*Is it clear how the strategy has evolved in relation to its consideration of the dimensions of sustainable development?*

*The level of development in the Urban Towns and Key Service Centre compared to that in the Rural Service Centres and Rural Settlements.*

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

*Particular points to be explored include:*

*The need for a Key Diagram for a single local plan.*

*Would a key diagram provide greater clarity?*

#### 2. Settlement hierarchy

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

*Particular points to be explored include:*

*Does the settlement hierarchy reflect existing characteristics or has it been distorted by the level of development proposed?*

*Have certain issues such as public transport and the character of a settlement had sufficient weighting?*

*2.2 Should Inskip be designated as a 'Main Rural Settlement'?*

*Particular points to be explored:*

*The change from a Small Rural Settlement to a Main Rural Settlement.*

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*Should significant development take place elsewhere in the locality rather than Inskip?*

*Changes in service levels e.g. public transport.*

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

*Particular points to be explored:*

*Should there be a greater proportion of development in sustainable settlements such as Poulton, Thornton and Garstang in comparison with the rural settlements?*

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

*Particular points to be explored:*

*The alignment between employment and housing provision in rural settlements, including Inskip and Forton.*

*Should more employment land be released for housing in urban towns?*

## **3. Settlement Boundaries and the Countryside**

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

*Particular points to be explored:*

*The wording of Sections 4 and 5 of Policy SP1.*

*The relationship between settlement boundaries and OAN.*

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

*Particular points to be explored:*

*The phrase 'protection for its own sake'.*

*The distinction between countryside and valued landscapes.*

*The hierarchy of uses suitable for converted buildings taking into account national policy and permitted development rights.*

## **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?*

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*4.4. Is the Strategic Area of Separation between Forton and Hollins Lane justified assuming that the Forton extension (SA3/4) is retained within the LP in its current form?*

*Particular points to be explored:*

*Is the extent of the Strategic Area of Separation justified?*

## **5. Green Belt**

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

*Particular points to be explored:*

*Have other areas beyond the Green Belt been fully considered as an alternative to Green Belt releases?*

*Does the OAN justify a greater release of Green Belt land?*

*Do some of the requirements such as a new car park and Green Infrastructure constitute exceptional circumstances?*

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

*Particular points to be explored include:*

*Does the wording of proposed MM/004 demonstrate 'exceptional circumstances'?*

*Should reference be made to other factors such as the need to meet OAN and the absence of previously developed land and non-Green Belt land in and adjacent to sustainable settlements?*

*5.3 Is there a justification for the removal of more land from the Green Belt?*

*Particular points to be explored include:*

*Do exceptional circumstances exist in relation to land at Norcross Lane, Normoss Road, other sites?*

*5.4 Is Policy SP3 consistent with national policy?*

*Particular points to be explored include:*

*Does proposed MM/005 ensure that Policy SP3 is consistent with national policy?*

*The wording of Sections 5 and 6 of the 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?*

*Particular points to be explored include:*

*The modifications proposed through MM/013.*

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## **Main Evidence Base**

ED008 – Green Belt and Strategic Areas of Separation Background Paper  
ED109a-d – Wyre Green Belt Study  
ED114 & ED115 – Settlement Studies  
EL1.001b - Council response to Inspector's Preliminary questions  
Schedule of Modifications

## **Participants**

Wyre Council

John Knight re Elaine Deegan 0987 EL2.001b

JWPC re Ireland & Platt 1026 EL2.002 Stuart Booth

Inskip with Sowerby Parish Council 0659 EL2.005 Phil James

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

Fylde Council 0289 EL2.024 Julie Glaister + Eddie Graves

Smith & Love re Telereal Trillium 0953 EL2.026 Graham Love +

The Strategic Land Group 0963 Paul Smith

Lichfields re Taylor Wimpey 0363 EL2.028b Brian O'Connor

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

De Pol Assoc re Peter Hemmings 0946 Alexis De Pol

Hollins Strategic Land 0358 EL2.032 Matthew Symons

Barton Willmore re Story Homes 0360 EL2.035b Dan Mitchell

Cass Associates re Redrow Homes 0930 EL2.036a Graham Trehella

Thornton Action Group 0072 Howard Phillips + Jenifer Phillips

Wyre Labour Group of Councillors 0051 Cllr Rob Fail

## **Statements**

Wyre Council

Elaine Deegan

JWPC

Save Our Scorton Residents Association

Forton Parish Council

Emery Planning

Smith & Love Planning Consultants

Lichfields

De Pol

Hollins Strategic Land

Barton Willmore

Cass Associates