

Agenda
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).

Proposed Main Modifications MM/051 to MM/054, MM/081, MM/086 and MM/087 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 Fleetwood, Thornton and Norcross robust?

2. West of Broadway, Fleetwood (SA1/1) (note MM/051)

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) (note MM/052)

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?

Is there a reasonable prospect that the new road can be delivered?

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

Should KDC 6 incorporate more flexibility?

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

Does the smaller site fall above the 25 allocation dwelling threshold?

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) (note MM/081)

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?

In particular is the need for a master plan justified?

5. Fleetwood Port (SA5) (note MM/087)

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) (note MM/086)

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) (note MM/061)

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?

Have the build-out rates from the Housing Background Paper been applied consistently across the sites?

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

Thornton Flood Action Group 0974 EL2.004 Phil Jenkins

Thornton Action Group 0072 EL2.006i-xii Howard Phillips + Jenifer Phillips

Barton Willmore re Associated British Ports 0299 EL2.015b James Hall

Emery Planning re Wainhomes NW 0794 EL2.022e Stephen Harris + Amjid Khan (WYG)

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

Cass Associates re Redrow Homes 0930 EL2.036c Graham Trehella
Wyre Labour Group of Councillors 0051 Cllr Rob Fail + Cllr Terry Lees + Cllr Ron Shewan