



Fylde Council Local Plan - Examination

Stage 1 Matter 4

Consultee ID: 9 Johnson Mowat on behalf of Carrington Group

This hearing statement is made on behalf of Carrington Group, who have land interests on land south of Mains Lane, Poulton-le-Fylde. Representations were made in September 2016 to the Publication version of the Local Plan.

Matter 4 – Vision, Objectives and Development Strategy

Issue 8 – Does the overarching development strategy for the Plan present a positive framework which is consistent with national policy and will contribute to the achievement of sustainable development within the Borough?

Q28. The Plan states that the development strategy locates 83.6% of housing developments within the four strategic locations over the Plan period and 9.7% in non-strategic locations.

- a. *Is this strategy and the distribution of development within the Plan period justified? Are the strategic locations and non-strategic locations soundly based and supported by robust evidence?*

While we do not object to the principle of focussing development within four strategic locations, however we do consider the proportion to be too high. The distribution does not allow much scope for housing developments outside the four strategic locations. There are very few proposed housing allocations in the northern part of the district and especially the north western part, despite the proposed infrastructure road improvements, namely the A585 Skippool – Windy Harbour Improvements, which according to the Infrastructure Delivery Plan are due to start in 2019/20. This new road link provides a good and logical opportunity to allocate additional land in a sustainable location, with good road links, access to employment, unconstrained by green belt or flood risk, and also very close to the administrative boundary of Wyre. The delivery of housing in this location would help meet the unmet need of Wyre Borough which is constrained by green belt, flood risk and highway constraints.

The Lancashire Enterprise Partnership Strategic Economic Plan (March 2014) refers to recent popular developments including sites that are well located for commuting within Lancashire and beyond. The allocation of additional land for housing in accessible sustainable locations will assist in the Enterprise Partnerships vision of delivering 40,000 new houses and 50,000 new jobs.

- b. *Will the development strategy achieve the Council's vision and strategic objectives and deliver sustainable development for Fylde?*

The delivery of a key arterial route as shown on the Plan proposals map (A585 Skippool – Windy Harby Improvements) is likely to provide growth opportunities, around the A585, Mains Lane that can connect with existing social and physical infrastructure in Skippool and Poulton-le-Fylde. The allocation of land for housing in the north east of the district would accord with the Plan's vision of providing new homes



of an appropriate type and mix to address affordability, an ageing population and family needs within sustainable locations.

- c. *Is the development strategy clearly defined within the Plan? Does Policy DLF1 clearly set out the distribution of development?*

No comments

Q29. Is the settlement hierarchy set out in Policy S1 justified? Does the evidence suggest that some settlements should be placed at different levels within the hierarchy? If so, what implications would this have, if any, on the development strategy?

The Settlement Hierarchy should not restrict housing from being located in sustainable locations alongside new arterial routes shown the proposals map, for example in the north west of the district. The sustainability of a location should bear in mind the proximity to services and facilities that are outside the Fylde administrative boundary. Singleton for example is a Tier 2 Smaller Rural Settlement, yet its proximity to Poulton and Skippool in the neighbouring authority of Wyre makes it a sustainable location with access to a number of services. The new arterial road will further improve the sustainability.