



Representations to Fylde Council Local Plan:

LOCAL PLAN INSPECTOR'S MATTERS, ISSUES AND QUESTIONS

Stage 1 Hearing Sessions - March 2017

On behalf of Mr Keith Halliwell

1. The representation below is made in response to the Inspector's Matters, Issues and Questions (Stage 1 Hearing Sessions) on behalf of Mr Keith Halliwell, a resident and landowner in Elswick.
2. We understand that previous comments made to the Local Plan will be taken into consideration by the Inspector and detail below a response to the specific question on which we feel additional comment is required to these Stage 1 matters.
3. Question 3 concerns the inability of Wyre Borough Council to meet its OAN and the impact this may have on the Fylde Local Plan. We consider the answer to this question will have a direct impact on the Development Strategy and settlement hierarchy if proposals need to consider meeting unmet need in the adjacent Borough. As the closest sustainable settlement to the adjacent Borough are the northern villages, including Elswick, we consider this should factor into policy DLF1 and S1, which currently restrict the development of Elswick to a Tier 2 settlement, when evidence points to it being a Tier 1 settlement.
4. Question 29 concerns whether the settlement hierarchy set out in Policy S1 is justified, and does the evidence suggest that some settlements should be placed at different levels within

the hierarchy? We have previously made representation regarding the position of Elswick within the settlement hierarchy, which changed during the emergence of the Local Plan from a Tier 1 settlement to Tier 2, resulting in a reduction in the proposed minimum number of dwellings by some 65%, from 140 to 50. We have questioned both the Council's measurement of criteria and the weighted scoring given to determine the sustainability credentials of the settlement of Elswick, which appears to have been an issue similarly raised by other objectors.

5. Tier 2 settlements are described as smaller rural settlements that have fewer essential services, which does not accurately describe Elswick, which has most of the services described in the settlement evidence and also has a primary school within walking distance, albeit outside of the Council's prescribed measurable distance.

6. Reducing Elswick to a Tier 2 settlement significantly reduces its potential as a location for new development and impacts the likelihood of the development strategy being successfully delivered.