



Fylde Council Local Plan Examination Stage 2

Rep Number 9: Carrington Group Ltd

E-mail statement to: Tony.blackburn@fylde.gov.uk – Deadline 9pm 12 June

For the purposes of clarity the Carrington Group wish to participate at the following Matters:

Matter 5 – Issue 9

Matter 9 - Issue 11 Question 79



Matter 5 – Housing – Site Allocations and Delivery

Issue 9 – Does the Plan set out a positively prepared strategy for the supply and delivery of housing that is justified, effective and consistent with national policy?

In response to Issue 9 question, we do not believe the Plan sets out a positively prepared strategy for the supply and delivery of housing. While we welcome the recognition of the unmet need of Wyre Council needs addressing, we do not consider the Council's Proposed Modifications wording is sufficient in addressing the issue now.

The proposed modifications additional text states:

“Fylde Council recognises that Wyre Council have identified difficulties in planning to meet its objectively-assessed need for housing. Any need that remains unmet following the adoption of Wyre’s Local Plan will need to be addressed. Fylde Council will undertake an early review of the Fylde Local Plan (whether full or partial) to examine this issue, working with other authorities adjoining Wyre under the Duty to Co-Operate. The objective of this process would be to ensure that any unmet need is met within the Housing Market Area and/or in other appropriate locations, where consistent with the achievement of sustainable development.

The Council could do more to address the unmet need of Wyre now by allocating additional land in the north of Fylde District. It does not seem pragmatic to plan an early review when the unmet need could be planned for in this Local Plan. Land at Mains Lane, Poulton is available and deliverable, is sustainably located to close to the administrative boundary of Wyre and Fylde and its delivery would assist in meeting an identified need in Poulton, within the Wyre District. Delivery of sites in this location would be facilitated by Policy T1 ‘Strategic Highway Improvements’ which seeks to deliver ‘the A585 Skippool – Windy Harbour Improvements’ and seeks to insure that development in Fylde does not prejudice the construction of these roads. It can and has been demonstrated that a significant amount of development can be delivered to the east of Poulton Le Fylde (Tier 1 Settlement in Wyre) with prejudicing the delivery of ‘the A585 Skippool – Windy Harbour Improvements’. It has also been demonstrated that access to the ‘A585 Skippool – Windy Harbour Improvements’ can facilitated by 2 no. access solutions both of which comply with prevailing national guidance (Manual for Streets and Design Manual for Roads and Bridges).

Matter 9 – Community Facilities, Infrastructure and Transport

Issue 11 – Does the Plan set out a positively prepared strategy for community facilities, infrastructure and transport provision to meet the Plan’s development strategy and is this justified, effective and consistent with national policy?

Policy T1 – Strategic Highway Improvements

79. Is the safeguarding of the ‘Blue Route’ M55 Fleetwood Corridor Improvements under Policy T1 justified?

Carrington Group Ltd control land to the east of Poulton le Fylde currently safeguarded in the Fylde Council Local Plan to deliver in part the provisions of Policy T1 – Strategic Highway Improvements; in particular the A585 Skippool – Windy Harbour Improvements.

On 5th September 2016 Highways England opened consultation on two options for improving congestion on the local highways network.

The first option includes a bypass to the south of A585, understood to be costed at circa £50m. The first option does not include the full extent of the ‘Blue Route’ south to the M55 as set out within the Local Plan Proposals Map which is estimated to cost in the region of £200m.

The second option includes no bypass and proposes a more cost effective solution of providing improvements to the existing A585 with no bypass route.

Highways England have delayed their announcement as to which is their preferred option. It is essential that Highways England attend the EiP to provide the following:-

- 1) An update on Option 1 and 2; and,
- 2) Confirmation that it is still their intention to deliver ‘the A585 Skippool – Windy Harbour Improvements’ before 2032.

If there is no intention to deliver ‘the A585 Skippool – Windy Harbour Improvements’ before 2032; then Carrington Group Ltd submits that the Council is not justified in seeking the adoption of Policy T1.

Notwithstanding our concerns about the delivery of the A585 Skippool – Windy Harbour Improvements’, Carrington Group Ltd support the wording of Policy T1 and seek assurances that the wording will not be amended. However, there needs to be clarity on the proposed route of the bypass, and that it is limited to that proposed in the first option upon which Highways England are currently consulting.

As worded Policy T1 does not restrict future development close to the proposed route in the consultation. This is important as sustainable sites in the north of the Fylde close to Poulton le Fylde offer logical locations for development specifically aimed at addressing the unmet needs of Wyre.