



Representations to Fylde Council Local Plan:

LOCAL PLAN INSPECTOR'S MATTERS, ISSUES AND QUESTIONS

Stage 2 Hearing Sessions – June 2017

On behalf of Mr Keith Halliwell

The representation below is made in response to the Inspector's Matters, Issues and Questions (Stage 2 Hearing Sessions) on behalf of Mr Keith Halliwell, a resident and landowner in Elswick.

The comments below relate to Matter 4 – Housing – Site Allocations and Delivery with only the questions we wish to make further comment on included.

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?

6. Is the methodology for site assessment and selection robust and justified?

Response: No. The methodology is unclear and not robustly defined in the Local Plan, and whilst sites are identified through existing permissions, the plan shows no consistent approach to strategy and subsequent allocation of suitable sites based on an assessment of particular locations.

8. In Policy SL5 no sites are listed for Elswick as these will be determined as part of the Neighbourhood Plan (NP). What is the timescale for the NP and is this approach justified?

Response: Elswick is the only Tier 1 or Tier 2 settlement in the Local Plan that does not contain any specific site allocations for residential development, with 50 houses proposed to be allocated within the NP. There are sites in and around the existing settlement boundary of Elswick that have been subject to recent planning applications since the submission of the Local Plan and have been recommended to Planning Committee for approval. It is clearly the professional view of the planning officers in these instances that these sites can be technically developed and present as sustainable developments. Scope therefore exists for these to be allocated in the Local Plan based on technical evidence that they be delivered, rather than awaiting future allocation within the NP. The Local Planning Authority is required to provide certainty through the Local Plan. Delaying allocation until the NP is insufficiently justified in the Local Plan.

We have previously made submissions on the designation of Elswick as a Tier 2 Settlement, which was discussed at the Examination Hearing, and is subject to a decision by the Inspector. As such, the potential need for allocations in Elswick to deal with future housing numbers will require further consideration if the settlement is considered a Tier 1 Settlement based on the Council's own evidence that we and others have challenged. The submission of separate applications on land at the settlement boundaries that have been recommended for approval show that more housing can be accommodated in this settlement and the timetable for a NP at Elswick is unlikely to deal with these issues as quickly as allocation in the Local Plan would. Bringing sites forward relatively quickly through allocation would assist in meeting the housing requirement that is already falling behind. Holding off allocation until the NP is adopted will be ineffective in bringing forward much needed housing in the settlement at a time when housing is needed to make up a shortfall in housing supply.