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By email and post
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Dear Tony

FYLDE LOCAL PLAN EXAMINATION – MATTER 4 VISION, OBJECTIVES AND DEVELOPMENT STRATEGY

The following hearing statement is written on behalf of administrators of Greenhurst Investments Ltd (Greenhurst). The statement responds to selected questions set out within Matter 4 of the Inspector's Matters, Issues and Questions.

The following responses should be read in conjunction with comments made to the submission version of the Local Plan, dated September 2016. Indigo has also expressed a desire to attend the examination hearing sessions.

Issue 7 – Have the vision and strategic objectives within the Plan been positively prepared; are they justified and consistent with national policy and can they realistically be achieved?

26. Does the Plan set out a positive vision for the future development of the area? Are the changes proposed to the vision by the Council as additional (minor) modifications necessary for reasons of soundness?

27. Have the strategic objectives within the Plan been positively prepared and are they suitably framed? Does the addition of a further objective to strategic objective 3 as proposed by the Council as an additional (minor) modification have any implications for other parts of the Plan? Is this change necessary for reasons of soundness?

The Plan does set out a positive vision for the future development, however this will need to take account of comments and concerns raised to Matters 1, 2 and 3. Without these amendments, the Council will fail to fulfil its vision for Fylde to 2032.

Minor changes are generally regarded as textual and grammar corrections, rephrasing or limited new text to add clarity; or updates to figures and

references which are necessary due to alterations which have been made elsewhere or for which new information has come to light. In this respect, all the modifications proposed by the Council are minor in nature.

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?

28. The Plan states that the development strategy locates 83.6% of the housing development 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 and non-strategic locations soundly based and supported by robust evidence?**

We agree to the allocation of Lytham and St Annes as a strategic location for development. However, as highlighted in our September 2016 representation, the area has a number of constraints comprising limited brownfield land; historic parks and gardens; the seafront; the Ribble Estuary; an internationally renowned golf course; and green belt which prevents development coming forward. Careful consideration therefore will need to be given in light of the need to increase housing numbers (as identified by our comments to Matters 1-3) and accommodating Wyre Council's unmet housing need.

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

Due to the concerns raised in Matters 1, 2 and 3, including but not limited to the Duty to Cooperate, OAHN, the need for more housing and surplus employment land, the development strategy will not achieve the Council's vision and strategic objectives and will not deliver sustainable development for Fylde.

Yours sincerely



Daniel Jackson