

MIQs response 120617 per Tony Guest representor 001

MIQs

Matter 5 Housing site allocations and delivery

Issue 9 :...positively prepared strategy.. for housing.. that is justified, effective..?

1 The selection of Warton as a Strategic Location for Development was flawed:

- a) There were no objective criteria for SLD status declared prior to the process of selection.
- b) The strategic nature of the decision to select SLDs was not accompanied by a strategic review of constraints, in particular, no formal review of green belt policy was initiated although Areas of Separation (effectively small green belt equivalents) were introduced.
- c) There was no proper consideration of alternative sites for SLDs. In particular no serious consideration was given to Freckleton which is a more logical site because;

It is a larger settlement than Warton with far more facilities.

It has been a significant settlement in the region for many hundreds of years and, as a result its road connections to other parts of the Borough are more substantial and better served by public transport than Warton which, until 75 years ago was a small collection of houses.

It has all the advantages listed for Warton in terms of access to BAeS and the EZ, proximity to main drainage systems etc.

It has plenty of room to expand subject to modification of what is currently a very large and not very logically located patch of green belt.

- 2 The proposed build rates to achieve the 5 year requirement based upon the current fanciful OAHN (together with its implied fanciful backlog) are unachievable. I cannot imagine what evidence can be brought forward to provide sufficient assurance that it can, given the historic trends and the current evidence of failure to fill existing sites and proceed against existing permissions. The idea that the market will be able to absorb 3 to 4 times its historic absorption rates for a period of 6 to 7 years without any evidence of the sort of social or business change required to initiate and support that level of change is hardly credible.

Matter 7 The Economy

Issue 10 Does the plan set out a positively prepared strategy for the delivery of economic development ...that is justified..?

Nothing I have seen in documents prepared by the LEP, FBC or its various consultants suggests that they have any insight into or understanding of the Fylde economy, its history or its likely future. There has been a failure to engage with critical businesses at the right time to influence and support business decisions (Blackpool Airport, BAeS) or truly understand the consequences of the decisions. As I have previously submitted, I believe there is a fundamental failure to understand the use of employment land.

I cannot imagine in such circumstances that the plan can possibly present a sound deliverable strategy for economic development in Fylde.