

# Fylde Local Plan Examination

## Stage 3

# Hearing Statement

On behalf of Oyston Estates

## 1.0 INTRODUCTION

- 1.1 Cassidy + Ashton are retained by Oyston Estates [OE] in respect to a number of sites within Fylde Borough including Whyndyke Garden Village, the largest development site within the Borough.
- 1.2 In respect to the Local Plan, OE are promoting the allocation of additional land at Lytham St Annes, the identified most sustainable settlement within the Borough.
- 1.3 Comments made should be read in conjunction with our previous submissions to the Local Plan process, in particular in respect to the Submission Version of the Local Plan.
- 1.4 The format of this statement follows the Inspector's own Questions dated 6<sup>th</sup> November 2017.

### Session 1

#### Objectively assessed housing and economic development needs

- 1.5 OE refer to previous submissions on this matter, although it is noted that the Blackpool Airport Enterprise Zone Masterplan is out for Public Consultation until 21<sup>st</sup> December 2017 and should be taken into account by the Council in assessing housing and economic development needs. In particular regard should be had to:

*"the aim of increasing the number of jobs on the site by 3,000 over the 25-year lifespan of the Enterprise Zone, in addition to the 1,800 jobs already on the site. There will be over 260,000 sq m of potential floor space available on the site for development, conversion or repurposing."*

### Session 2

#### Housing requirement

- 1.6 OE refer to previous submissions on this matter.

**Session 3**

**Housing – Site allocations, 5 year housing land supply and the settlement hierarchy**

- 1.7 Given the ongoing failure of the respective local planning authorities, namely Fylde and Blackpool to agree to the terms of the s106 agreement for Whyndyke Farm, questions must begin to be asked about the extent to which this site will make a full contribution to the housing land supply of Fylde over the plan period.

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