



Report of:	Meeting	Date	Item no.
Cllr Michael Vincent, Planning and Economic Development Portfolio Holder and Garry Payne, Chief Executive	Council	6 September 2018	10

Wyre Local Plan (2011 - 2031) – Proposed Main Modifications

1. Purpose of report

- 1.1** To present to Council the Inspector's Post Hearing Advice (the Advice) and submitted council response.
- 1.2** To ask that the council's response to the Advice in so far as matters fall within the responsibilities of the Council be confirmed. The Advice and submitted council's response are included in Appendix 1.
- 1.3** To present to Council the proposed Main Modifications (MMs) to the 'Publication' draft Wyre Local Plan (the Local Plan) and the Addendum to the Local Plan Sustainability Appraisal (SA) and to ask that the proposed MMs and SA Addendum be approved for a six week public consultation.

2. Outcomes

- 2.1** To progress the Local Plan to Adoption as required by the approved Local Development Scheme and Local Plan Regulations.

3. Recommendations

- 3.1** That the submitted response to the Inspector's Post Hearing Advice is confirmed in relation to matters falling within the responsibility of the Council and set out in paragraphs 5.5 – 5.14 below.
- 3.2** That powers be delegated to the Head of Planning Services to finalise the Addendum to the Sustainability Appraisal Report to accompany the Main Modifications to the 'Publication' draft Wyre Local Plan consultation and

approve it for public consultation as set out in paragraphs 5.19 below, in consultation with the Planning and Economic Development Portfolio Holder.

- 3.3** That powers be delegated to the Head of Planning Services to make any necessary changes to the Schedule of Main Modifications in response to the final conclusions of the Sustainability Appraisal and Habitats Regulations Assessment and any other editorial changes prior to publication, in consultation with the Planning and Economic Development Portfolio Holder.
- 3.4** That subject to the final findings in the Addendum to the Local Plan Sustainability Appraisal, the Schedule of Main Modifications to the 'Publication' draft Wyre Local Plan (Appendix 2) be approved for public consultation as outlined in paragraphs 5.19.
- 3.5** That the final Schedule of Main Modifications to the 'Publication' draft Wyre Local Plan be approved for Development Management purposes.
- 3.6** That powers be delegated to the Head of Planning Services to prepare necessary Additional Modifications to the 'Publication' draft Wyre Local Plan in consultation with the Planning and Economic Development Portfolio Holder which improve the clarity of the document and do not alter the substance of the document including factual and typing corrections.

4. Background

- 4.1** In September 2017 the Council approved the publication of the draft Wyre Local Plan for a six week public consultation. The draft Wyre Local Plan with a number of modifications was then submitted to the Secretary of State for examination into its soundness and legal compliance in January 2018.
- 4.2** As part of the examination, in March 2018, the appointed Inspector sent to the council two sets of Preliminary Questions which led to the submission of some further modifications to address issues raised by the Inspector. All modifications were considered by the Inspector as part of the hearing sessions held in May 2018. Further modifications were also submitted during the hearing sessions to address issues discussed at the hearings.

5. Key issues and proposals

- 5.1** The Inspector has given full consideration to all submitted evidence including the representations submitted in September 2017 and submissions at the hearings in May 2018. In July 2018 the Inspector issued his Post Hearing Advice (the Advice) to provide his views on some key issues and also guidance on necessary further main modifications.

- 5.2** The advice is set out in relation to a number of issues which the Inspector expects the council to address through main modifications to the Local Plan. In some instances the Inspector gives the council a clear direction on the proposed main modifications expected whilst in other instances he gives the council some discretion. Where the Inspector gives a clear direction, these are matters for the Executive and a Report was considered by Cabinet on the 5 September 2018.
- 5.3** Where the Inspector gives the council discretion, these are matters for Council and are set out below (paragraphs 5.5 – 5.14). The paragraph numbers in brackets refer to the paragraph numbers in the Advice.
- 5.4** The Inspector required a prompt response to his advice. The response was considered by the Planning Policy Working Group and subsequently sent to the Inspector and also published on the council's website. The Advice with the council's response is attached in Appendix 1.

Strategy and Strategic Policies

- 5.5** The Inspector is concerned with the shortfall of 1,355 dwellings in the Local Plan housing land supply against the objectively assessed need. Although he accepts the highway evidence he nonetheless acknowledges that it is a high level study and concludes that more detail is necessary that would evidence 'severe' impact on the highway network and therefore justify a shortfall in housing land supply. He also acknowledges the need to have a Local Plan in place as soon as possible so that development in the borough is plan led.
- 5.6** The Inspector gave the council two options (paragraphs 11 and 12) –
- a) Option 1 to suspend this Local Plan and undertake additional highway work, and
 - b) Option 2 to proceed to adoption with necessary modifications but commence a review next year.
- 5.7** The submitted Council response indicates support for Option 2. It is considered that as noted by the Inspector it would be beneficial to proceed to adopt the Local Plan and establish an up to date policy framework for the consideration of planning applications. In supporting Option 2 and complying with the Inspector's recommendations, the council can demonstrate a five year land supply and therefore development would be plan led rather than ad-hoc on the basis of individual planning applications. The Council is asked to confirm support for Option 2.
- 5.8** The Inspector concludes that notwithstanding Local Plan highway evidence, some modest increases in housing provision in certain locations would not lead to severe residual cumulative impacts on the highway network. However in other locations for reasons other than highway impacts, he reduces the scale of development proposed.

Green Infrastructure

- 5.9** The Inspector considers that the definition of Green Infrastructure (GI) should not include all designated countryside (paragraph 24). Notwithstanding this the Inspector recognises that on the urban peninsula there may be merit for some of the remaining areas of countryside which are not otherwise protected as Green Belt to be also designated as GI recognising that they provide an important recreational resource / green lung as well as having landscape and biodiversity benefits. He therefore gives the Council some discretion to consider this matter.
- 5.10** There are four areas of countryside on the urban peninsula as shown on the Plan in Appendix 3. As shown in Appendix 3, it is considered that A and part of B should also be designated as GI whilst the remainder part of B and also C and D should be designated just as countryside. The part of B which is not designated as GI covers a caravan park and an electricity sub-station and therefore do not function as GI. C and D are part of the wider countryside extending into Fylde Borough and it would be inappropriate to consider them as GI in view of the Inspector's comments in paragraph 24 of the Advice. The Council is asked to confirm the approach to GI designations in relation to countryside areas on the urban peninsula as detailed shown in Appendix 3.

Site SA1/9 – South Stalmine, Stalmine.

- 5.11** The Inspector indicates that there is merit in allocating the land immediately to the south of the current built limits of the village in preference to the south western part of the proposed allocation (paragraph 29). This is demonstrated in the plans for Main Modification MM105 (Appendix D in the Schedule of Main Modifications included in Appendix 2 of this Report). The Inspector asks that the Council gives serious consideration to this option. The submitted council response indicates that the alteration the site allocation SA1/9 as suggested by the Inspector is supported. The Council is asked to confirm the alteration to the boundary of site allocation SA1/9 as detailed above.

Site SA1/13 Inskip Extension

- 5.12** The Inspector considers that the scale of the development proposed at Inskip under policy SA1/13 is too large and recommends changes to reduce the allocation. This matter is detailed in the report to Cabinet on 5 September 2018.
- 5.13** The Inspector also suggests that the Council considers whether a modest allocation should also be made on the field across the road from the pub to the south of the village. The submitted council response indicates that a modest allocation on the field across the road from the pub is considered appropriate. The field will have the capacity to accommodate 70 dwellings. The revised allocation at Inskip is therefore for 155 dwellings, which is 100

dwelling less than the proposal in the 'Publication' draft Local Plan. The Council is asked to confirm the inclusion of the field across the road from the pub within the allocation SA1/13 at Inskip.

Site SA3/4 – Forton Extension

- 5.14** The Inspector recommends changes to allocation SA3/4 at Forton which are detailed in the report to Cabinet on 5 September 2018. With regards to the location of 1 hectare of employment land required under allocation SA3/4, the Inspector makes two suggestions to the Council – first that it is located north of the existing employment site at Ashmead and second, that it is located to the east of the existing employment site of Jesmond Dene (see plan in Appendix 4). The submitted council response indicates that the location of the 1 hectare of employment land east of Jesmond Dene is considered more appropriate. It will enable the employment to be closer to the new facilities proposed in the new neighbourhood centre which will be of benefit to future workers. The location of the employment land close to the main area of housing growth will also encourage walking and cycling to work. The Council is asked to confirm the location of the 1 hectare of employment land to be east of Jesmond Dene.

Proposed Main Modifications

- 5.15** Main modifications have been prepared to comply with the Inspector's direction in the Advice and to accord with the published council response, including alteration to housing allocations and the approach to calculating the Local Plan housing land supply. The resulting increase in the Local Plan housing land supply is 1,060 dwellings raising the overall housing land supply to 9,285 dwellings or 464 dwellings per annum. The resulting shortfall has been reduced to 295 dwellings.
- 5.16** A Schedule of proposed Main Modifications is attached in Appendix 2. This is a consolidated schedule of all Main Modifications –
- (1) prepared following consultation on the publication version of the LP (September 2017) and submitted to the Inspector with the publication version of the Local Plan in January 2018,
 - (2) produced in response to the Inspector's preliminary questions,
 - (3) put forward during the hearing sessions,
 - (4) prepared in response to the Inspector's Post Hearing Advice.
- 5.17** As required by planning legislation¹ the proposed Main Modifications must be subject to a sustainability appraisal. Planning legislation² requires that the authority preparing a Local Plan must do so "with the objective of contributing to the achievement of sustainable development". The Addendum to the Local Plan Sustainability Appraisal (SA) considering the social, economic and environmental impacts arising from the proposed

¹ [Section 19 of the Planning and Compulsory Purchase Act 2004](#)

² [Section 39 of the Planning and Compulsory Purchase Act 2004](#)

Main Modifications, has not yet been finalised. A verbal report will be given at the Council meeting.

- 5.18** The proposed Main Modifications and the final SA Addendum Report must be subject to a minimum six week public consultation. All representations received will be forwarded to the Inspector for consideration as part of the Local Plan examination in public.
- 5.19** It is proposed to make the Schedule of Main Modifications to the 'Publication' draft Wyre Local Plan and the Addendum to the Sustainability Appraisal available for inspection online, at the Civic Centre, and at all libraries in Wyre. A hard copy of the Schedule of Main Modifications to the 'Publication' draft Wyre Local Plan and the Addendum to the Sustainability Appraisal will be sent to all Parish and Town Councils to facilitate engagement with their local communities. The publication of the Schedule of Main Modifications to the 'Publication' draft Wyre Local Plan and the Addendum to the Sustainability Appraisal will be publicised on the council's website, through formal notices in local papers, a press release, on social media and by direct communication to all persons and organisations on the Local Plan Consultees database including all those who made representations at the previous consultation stage. The proposed approach complies with the 2010 Statement of Community Involvement.

Habitat Regulations Assessment

- 5.20** A revision to the Habitats Regulations Assessment (HRA) accompanying the Local Plan was necessary in order to comply with new case law and also to take account of the proposed Main Modifications. A revised HRA is being prepared and will be forwarded to Natural England (NE) for formal consultation. Since NE has been involved in the process it is not expected that there will be comments requiring further substantive changes to the draft Wyre Local Plan. Once the HRA has been endorsed by NE, it will be submitted to the Inspector and published on the council's website. A verbal Report will be given at the Council meeting on the revised HRA.

Development Management

- 5.21** In September 2017 the Council approved the 'Publication' draft Wyre Local Plan for Development Management purposes replacing the Core Strategy Preferred Options in the Development Management process from the date of publication. The publication of proposed Main Modifications is an advanced stage in the examination process and thus local plan process. It is requested that Members approve the proposed Main Modifications to the 'Publication' draft Wyre Local Plan for Development Management purposes.

What happens next?

- 5.22** As noted above the Sustainability Appraisal (SA) and HRA have not been yet been finalised. Further Main Modifications may be necessary to take

account of the final conclusions from these assessments. In order to meet the timetable recommended by the Inspector, and avoid further delays, the Council is requested to delegate powers to the Head of Planning Services in consultation with the Planning and Economic Development Portfolio to finalise the Addendum to the SA and approve it for public consultation. The Council is also requested to delegate powers to the Head of Planning Services to make any necessary amendments to the Schedule of Main Modifications in response to the final conclusions in the Addendum to the SA Report and the HRA.

- 5.23** There may also be a need to make minor changes e.g. to correct minor errors or improve the clarity of the draft Local Plan itself and the Schedule of Main Modifications. The Council is requested to delegate powers to the Head of Planning Services in consultation with the Planning and Economic Development Portfolio Holder to make any additional minor modifications to cover editorial changes to the Schedule of Main Modifications before it is published and also to the draft Wyre Local Plan itself.
- 5.24** After the six week publication period, the council must collate the representations it receives and then forward them to the Planning Inspector. The representations must be summarised and responded to individually for the Inspector. The Inspector will consider the matters raised in the representations before finalising his report. In his Post Hearing Advice, the Inspector indicates that he does not anticipate the need for additional hearings should Option 2 (early review) be pursued. However if he finds that additional hearings are necessary they will be held in late 2018 or early 2019. Assuming no additional hearings are necessary the Inspector indicated that he will finalise his report in December 2018.

Equality Impact Assessment, (EqIA)

- 5.25** The proposed Main Modifications have been subject to an EqIA to ensure compliance with public sector equality duty created under the Equality Act 2010. An Addendum to the Local Plan Equality Impact Assessment has been prepared.

Financial and legal implications	
Finance	The current 2018/19 budget includes a provision for the Local Plan examination which includes the costs associated with consultation on proposed modifications to the Local Plan and this is not expected to be exceeded.
Legal	A Local Plan is to be prepared in accordance with procedures required by Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Planning) (England) Regulations 2012. The National Planning policy Framework indicates that a local Planning Authority should submit a plan for examination. The

	<p>preparation and consultation on modifications to the submitted draft Wyre Local Plan is part of the examination process.</p> <p>From publication, the draft Wyre Local Plan including proposed modifications is a material consideration in the determination of planning applications. The more advanced the preparation of an emerging plan, the greater the weight that may be given to relevant policies. The 'proposed Modifications stage is an advanced stage in the examination and consequently local plan process.</p>
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Other risks/implications: checklist

If there are significant implications arising from this report on any issues marked with a ✓ below, the report author will have consulted with the appropriate specialist officers on those implications and addressed them in the body of the report. There are no significant implications arising directly from this report, for those issues marked with a x.

risks/implications	✓ / x
community safety	x
equality and diversity	✓
sustainability	✓
health and safety	x

risks/implications	✓ / x
asset management	x
climate change	✓
data protection	x

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List of background papers:		
name of document	date	where available for inspection
None		

List of appendices

- Appendix 1 – Inspector’s Post Hearing Advice with Council’s Response
- Appendix 2 – Wyre Local Plan - Schedule of Main Modifications
- Appendix 3 – Green Infrastructure
- Appendix 4 – Employment Land at Forton

Appendix 1

WYRE LOCAL PLAN EXAMINATION

INSPECTOR'S POST HEARING ADVICE – MAIN MODIFICATIONS AND RELATED MATTERS

Please reply to the Programme Officer

The Council's Response is indicated in red below.

Introduction

1. The purpose of this note is to provide advice on some key issues and my views on the further Main Modifications (MMs) that are likely to be required to make the Wyre Local Plan (LP) sound following the hearing sessions. The MMs are in addition to those potential MMs (1) prepared by the Council in advance of the hearings following consultation on the publication version of the LP (September 2017), (2) produced in response to my preliminary questions and (3) put forward during the hearing sessions. In addition to possible **MMs** which I have highlighted in bold the note seeks clarification/further information from the Council on some matters following the hearings. Paragraph references are from the tracked changes version of the LP prepared to assist during the hearings.
2. I would also advise that I have given full consideration to all the representations made about the LP including the oral contributions at the hearings. My final conclusions regarding soundness and procedural compliance will be set out in the report to be produced following consultation on the proposed MMs. Nevertheless, having regard to the criteria for soundness and to assist at this stage, I shall provide brief explanations for my advice thus far.
3. My findings may alter in the light of any further evidence that emerges including the consultation process. My views are therefore given here without prejudice to the conclusions that will appear in the report. I do not comment on every issue in this advice. My final report will cover other main issues that arose during the examination but which are not dealt with in this note.

The Council thanks the Inspector for the interim advice within the 'Post Hearing Advice Note'. The Council's response is given in turn following the Inspector's comment.

Matter 1 – Legal Compliance, Procedural Requirements and the Duty to Cooperate

Issue 3 – Sustainability Appraisal (SA) and Habitat Regulations Assessment (HRA)

4. The SA considers the options for spatial distribution at Section 4 but does not appear to assess the likely significant effects of implementing the Objectively Assessed Need (OAN) of 9,580 dwellings (479 dpa) or reasonable alternatives within the OAN range of 457 to 479 dpa. The SA only appears to assess the

effects of the delivery of 8,224 dwellings (411 dpa)¹. As the SA is a continuing process and will need to be updated to take into account MMs already proposed and the advice elsewhere in this document, the opportunity should be taken to remedy these omissions.

The Council will undertake a SA of the minimum and maximum figures of the OAN range - 457 to 479dpa. The Council will also undertake a SA of the new annual LP housing requirement figure arising from the modifications indicated below.

The SA will cover all proposed MMs to the 'Publication' draft LP which will be the subject of public consultation. These include MMs submitted prior and during the hearing sessions in May and also arising from the Inspector's Post Hearing Advice and other comments below. It should be noted that some MMs submitted prior and during the hearing sessions may be altered as a result of the advice below.

5. I welcome the Council's commitment to undertake further work on the HRA in view of the recent judgement as set out in EL5.031.

Matter 2 – Strategy and Strategic Policies

Issue 1 – The Spatial Distribution of Development

6. The Council suggests that the only strategy possible is that of 'managed dispersal' primarily because of highway capacity and flood risk constraints. In terms of flood risk constraints there is sufficient land around the higher order settlements of Poulton-le-Fylde, Thornton, Garstang, Great Eccleston, Preesall, Hambleton and Catterall which is beyond Flood Zones 2 and 3 to support an alternative strategy and indeed meet the full OAN. Therefore, flood risk should not be seen as an overriding constraint on its own.
7. Highway capacity has the effect of not only limiting the strategy options but also constraining the ability to meet the OAN. As a result the evidence on highway capacity is a fundamental component of the evidence base. Lancashire County Council's (LCC) report (ED094a) is helpful in understanding the constraints of the options and particular settlements/sites. However, it is necessarily a high level primarily desktop assessment. Moreover, although having regard to committed schemes, it does not appear to robustly model how new transport infrastructure could cost effectively limit the significant impacts of development.
8. Proposed transport infrastructure includes the committed highway improvement schemes within the Infrastructure Delivery Plan (IDP), the Poulton-le-Fylde Highway Mitigation Strategy, the A6 Corridor Highway Mitigation Strategy and other off-site improvements which could be developed to mitigate localised highway impacts. Some of these planned and potential improvements do not appear to have been taken into account as measures to mitigate adverse transport impacts now so that the LP plans positively for the development and

¹ Page 49 of SD005a

infrastructure required.

9. Moreover, the need to focus significant development in locations that can be made sustainable and where the use of sustainable transport modes can be maximised is in my view not given sufficient weight in the analysis and highway caps. For example along the A6 corridor affected by the Severe Restriction Zone (n1) there are existing and proposed employment opportunities, a range of services and facilities, particularly in Garstang, and the opportunity to use and build upon sustainable modes of travel. Similar factors would apply in Poulton-le-Fylde and to a lesser extent in Thornton. In contrast the 'managed dispersal' strategy is likely to increase the reliance on the private vehicle and longer distance travel.
10. However, I also appreciate the need to get a LP in place as soon as possible so that development is plan led, policies are up-to-date, and allocations can be made which would boost the provision of housing and ensure a 5 year supply.
11. There appear to be two ways that the above highway and transport issues could be dealt with. Option 1 would be to robustly review the highway and transport evidence during the examination. This would require suspension of the examination whilst the additional work was undertaken.
12. Option 2 would be to build an early review mechanism into the LP as suggested by the Council during the hearings. However, should this option be pursued there should be a commitment to undertake this partial review as soon as possible with the objective of submitting for examination within 3 years of the adoption of the LP. Such a commitment should be supported by a specific policy (**MM**).

The Council is thankful to the Inspector for suggesting a way forward that would enable the Council to proceed to adoption of this Local Plan without delay. The Council supports Option 2 and will prepare a **MM** to insert a new policy that would commit the Council to starting the partial review of the plan with the objective of meeting the full OAN, before the end of 2019 with submission by early 2022. The partial review will cover an update of the OAN and a review of transport issues and highway capacity.

13. With both options more work would be required on highway constraints and transport infrastructure in the form of:
 - (i) More robust modelling of the likely mitigating effects of the committed transport and highway schemes;
 - (ii) Reviewing LCC's approach to severe congestion and severe residual cumulative impacts. Is the level of congestion severe and the LCC approach comparable with other authorities?;
 - (iii) Reviewing whether LCC has put enough emphasis on sustainably located sites where the use of sustainable transport modes can be maximised in analysing congestion and highway impacts and applying the highway caps.
 - (iv) taking into account the policies and allocations of the LP.

The purpose of both options would be to ensure that OAN would be met by allocating more sites alongside the necessary infrastructure.

14. In terms of the review option, work on updating the evidence base relating to the transport network would need to be commenced as soon as possible after the adoption of the LP.
15. In addition in relation to the review option I am mindful that the standardised approach to calculating housing needs may be part of Government policy by the time of a review. However, whatever policy is in place at the time of review would need to be considered.
16. Notwithstanding the highway caps derived from ED094a I see opportunities for some modest increases in housing provision in some locations which would not lead to severe residual cumulative impacts based on the existing evidence base and representations. There are other locations where for reasons other than highway impacts I find the scale of allocations unsound. In this context I set out below further detailed comments and suggested MMs which when taken together would increase housing supply and bring overall provision closer to the OAN.

As indicated below the Council is supportive of the suggested MMs. The overall increase in the Local Plan housing land supply is 1,060 dwellings raising the LP housing land supply to 9,285 dwellings or 464 dpa.

Issue 4 – Strategic Areas of Separation

17. The Strategic Area of Separation (SAS) between Forton and Hollins Lane would be significantly eroded by the allocations within the LP. I return to this matter below when considering the allocations.

Issue 5 – Green Belt

18. With regard to Parcel 11 the small 0.7 ha parcel of previously developed land on the Norcross Lane frontage forms part of the development area which has outline planning permission and would not be used as open space. Therefore, the Site Assessment forming part of the Green Belt Study (ED109b) is out of date. Having regard to the characteristics of the 0.7 ha parcel and the planning position I consider that exceptional circumstances exist and that this area should be removed from the Green Belt (**MM**).

The Council accepts the Inspector's recommended change and will prepare an appropriate **MM**.

Matter 3 – Housing and Employment OAN and Requirements

Issue 4 – The Housing Requirement

19. I have concerns about the failure of the LP to meet the Housing OAN requirements and have suggested two options to remedy this as set out above.

Matter 4 – Housing Land Supply

Issue 1 – Components of Housing Supply

20. The assessment of completions on non-allocated housing sites of less than 25 dwellings since 1 April 2011 (EL5.012) indicates to me that there is a justification for a windfall allowance within the range of 25-50 dpa. This would be an additional component of the supply but would only take effect after say 31 March 2021 so not to lead to double counting of commitments (sites with planning permission at 31 March 2018). Windfalls would add between 250 to 500 dwellings to the supply. Paragraphs 7.2.2 and 7.2.3 should be modified accordingly (**MM**).

The Council accepts the Inspector's suggested amendment to add a windfall allowance in the housing land supply calculation and will prepare appropriate modifications to paragraphs 7.2.2 and 7.2.3 which will also be reflected in the Housing Implementation Strategy. The Council considers that an annual windfall allowance of 50dpa is justified.

Issue 2 – The Housing Trajectory

21. Applying the substantial shortfall of 836 dwellings to the next 5 years requirement through the Sedgefield approach would not be realistic as it would set a 5 year housing requirement that is unlikely to be delivered and would risk the LP being out-of-date soon after adoption. Therefore, I agree that spreading the shortfall over the Plan period is justified (the Liverpool approach).

The Council is pleased that the Inspector has accepted the Liverpool approach.

Issue 3 – Five Year Housing Land Supply

22. Since the 2011 base date of the LP completions have not exceeded the OAN of 479 dpa in any year and only exceeded the housing requirement of 411 dpa in one year (2016/17). Using the Regional Spatial Strategy requirement to judge delivery since 2011 (206 dpa) would not be appropriate as it is not anyway near the OAN for the period 2011-18. As Wyre has only met its housing target in 1 out of 7 years since 2011, there has been a record of persistent under delivery so a buffer of 20% should be applied in accordance with paragraph 47 of the National Planning Policy Framework (NPPF). Paragraph 7.2.7 of the LP will need to be modified accordingly (**MM**). The evidence appears to indicate that there would be a 5 year supply of housing land on adoption of the LP using the Liverpool method to address the shortfall and applying a 20% buffer.

The Council accepts the Inspector's recommendation and will prepare an appropriate modification to paragraph 7.2.7 to make reference to a 20% buffer. The modification will also be reflected in the Housing Implementation Strategy. Using the new annual figure of 464dpa and applying the Liverpool approach and 20% buffer the Council can demonstrate 5.19 years of land supply on adoption.

23. Applying the lead in times and build out rates from the Housing Background Paper (HBP) (ED010) suggests that some sites may deliver more housing within the LP period than projected. This would allow an upward adjustment in the

number of houses that could be delivered in the LP period taking the total closer to the OAN. I return to specific sites and delivery when I deal with the allocations below.

Matter 7 – Core Development Management Policies

Issue 4 – Natural and Historic Environment Policies

24. The definition of Green Infrastructure within Policy CDMP4 (Section 4) is too wide ranging. To include all countryside areas goes well beyond the definition within the NPPF as many such areas are not multi-functional and cover large expanses of agricultural land in Over Wyre and to the east of the Fylde Peninsula up to the Forest of Bowland. That said I can appreciate the need to maintain most of the remaining areas of countryside on the peninsula which are not otherwise protected by Green Belt as the areas provide an important recreational resource/green lung as well as having landscape and biodiversity benefits. In this respect the definition of Green Infrastructure within Policy CDMP4 should be modified (**MM**).

The Council accepts the Inspector's recommendation and will prepare an appropriate modification to the definition of Green Infrastructure within Policy CDMP4.

The Council considers that parts of countryside areas on the urban peninsula (as shown on the Policies Map) should also have a GI designation for the reasons indicated by the Inspector above. The Council will prepare an MM to show which parts should have the additional GI designation.

Within the wider countryside areas in Over Wyre and to the east of the urban peninsula the intention is to identify specific GI sites on the same basis as GI within settlement boundaries. Using existing evidence and knowledge, the sites within countryside areas which will also have a GI designation relate to public open space, outdoor sport, sites of ecological and geological interest, church grounds, cemeteries and school playing fields. This is consistent with the approach within settlement boundaries.

The Wyre Estuary and Morecambe Bay which was not shown as part of the countryside but which is a designated SPA site, will be shown as GI up to the low tide mark.

Matter 8 - Allocations

Site SA1/2 – Lambs Road/Raikes Road, Thornton

25. The separate parcel of land to the south of Raikes Road has landscape and recreational attributes providing a green link between the built up area of Thornton and the more extensive areas of countryside towards the River Wyre and Skippool Creek. It has public footpaths along two boundaries. Access is via narrow lanes. In addition a new road from Skippool Road (Thornton Mews) may not be necessary or deliverable and would have some adverse impacts. This part of the allocation should be deleted (**MM**).

26. Notwithstanding the recommended change to the allocation and based on the evidence I consider delivery of 360 dwellings from the remaining part of SA1/2 within the LP period is realistic.

The Council accepts the Inspector's recommendation and will prepare an appropriate modification to remove the parcel of land to the south of Raikes Road. The Council agrees that the site can deliver 360 dwellings within the LP period.

The parcel of land removed from Site SA1/2 will be designated as countryside and possibly GI as per response to paragraph 24 above.

Site SA1/8 – South of Blackpool Road, Poulton-le-Fylde

27. The site extends to almost 20 ha but is only shown as delivering 154 dwellings. Whilst there are constraints affecting the site (highway, flood risk, railway line) and there is a need to provide land for a new primary school and a car park, the site is in an accessible location within walking distance of the town centre and railway station. There is scope to provide walking and cycling links across the site combined with Green Infrastructure which would make walking and cycling from the site and other areas to the north and west of the site more attractive. A larger number of houses would allow a greater contribution to the Poulton-le-Fylde Highway Mitigation Strategy and off-site sustainable transport measures. The opportunity to make best use of the site should be taken and the numbers to be delivered should be increased. For the reasons given above and notwithstanding the highways cap the Council should reassess the capacity of the allocation and the LP should be modified (**MM**).

The Council accepts the Inspector's conclusions and has reassessed the capacity of the allocated site.

The site includes a large area of flood risk (6.6 hectares) and can be distinguished into two parts separated by a former rail embankment. Berry's Lane runs along the top of the embankment giving access to two farms (which are excluded from the allocation). 1 hectare of land between the two farms is effectively landlocked. Taking into account the requirement to provide a car park (circa 0.23 hectares), the Council considers that the site could deliver around 300 dwellings. The whole allocation can be delivered within the local plan period.

Site SA1/11 – North of Norcross Lane

28. Adjustments should be made to the Policies Map to reflect the comments made at paragraph 18. Does the site capacity and site delivery need to be adjusted as the allocation is to be extended? This was not entirely clear to me from discussion at the hearings.

As indicated above under paragraph 18, the Council accepts the Inspector's recommendation to remove from the Green Belt the parcel of land with planning permission and include it within the allocation and will prepare a MM to that effect.

Despite the increase in site area, following a pre-application meeting with a housebuilder preparing a reserve matters application on the majority of the site, the overall capacity of the allocation is reduced to 300 because of the presence of peat which limits the developable area

of the allocation. The figure of 300 takes into account the number indicated by the housebuilder (219 dwellings), plus 70 sheltered accommodation dwellings (part of the original outline planning permission on the parcel to be released from the green belt) and a further 12 dwellings on the remainder 0.4hectares not covered in the forthcoming reserved matters application. The Council considers that the whole allocation can be delivered within the Local Plan period. Despite the reduced overall capacity of the site, 30 additional dwellings will be delivered within the local plan period.

Site SA1/9 – South Stalmine, Stalmine

29. There would appear to be logic to allocating STA_20 as an alternative to STA_16 as it is physically well-related to the village, there are no known constraints (other than the highways cap) and evidence indicates that it is deliverable (access via STA_05 and subject to a planning application). This option should be given serious consideration by the Council.

The Council has given consideration to the Inspector's recommendation and agrees that STA-20 is preferable to STA-16. The revised site allocation SA1/9 has a capacity of 180 dwellings.

Site SA1/13 – Inskip Extension

30. There are a number of adverse impacts that would arise from this allocation – notably effect on the character and appearance of the village and its countryside surroundings, loss of Grade 2 agricultural land, relatively remoteness from many services and sources of employment, reliance on the private car for most trips which would involve relatively long journeys along a network of rural B and C roads, encouragement of commuting and implications for climate change. Cumulatively these adverse impacts indicate to me that the scale of allocations would be too large. Indeed the 255 dwellings appear to derive principally from highway capacity considerations. In addition I would question whether the site would deliver as anticipated.

31. A modest scale of allocation would be justified to enhance and maintain the vitality of the village but this should be confined to the area which already has planning permission and the land allocated either side of the school (**MM**). Such land would be well-related to the school and allow extension of the school if necessary. The Council may wish to consider whether a modest allocation at Site INS_07 would also be justified having regard to the recent advice from HSE (EL5.027).

The Council accepts the Inspector's recommendation and will prepare an appropriate modification to delete land north of Preston Road which does not have planning permission. The land to the east of the school including the land with planning permission (55 dwellings) has capacity for 85 dwellings allowing for access to be maintained to the farm. The Council considers that the land to the west of the school should be used for the expansion of the school.

The Council considers that a modest allocation at site INS-07 of 70 dwellings would be appropriate and will prepare a MM to that effect.

The allocation at Inskip will therefore be for 155 dwellings.

Site SA1/16 – West of Cockerham Road, Garstang

32. The development may need to deliver a primary school. In this respect it is questionable whether sufficient land has been allocated to allow delivery of the school and 100 dwellings. Moreover for the reasons given in paragraph 7-9 and based on the existing highways evidence base there is scope for a modest increase in housing delivered in Garstang. Additional land to the west of the allocation is well-contained and could be considered to not have significant landscape attributes. The technical constraints identified in the SHLAA (access, electricity lines, public right of way) can be overcome by master planning. Questions were raised about delivery at the hearings but the larger site is being promoted by a national housebuilder. I recommend the extension of the allocation so that it has an overall capacity of 200+ dwellings (**MM**).

The Council accepts the Inspector's recommendation and will prepare a MM to extend the boundaries of site allocation SA1/16 to the west to include all the land within the triangle bounded by Nateby Crossing Lane, Croston Barn Lane and Cockerham Road. The capacity of the new site is 260 dwellings and the Council considers that it can be delivered within the local plan period.

Site SA1/17 – Land south of Prospect Farm, West of Garstang

33. For the reasons given in paragraph 7-9 and based on the existing highways evidence base there is scope for a modest increase in housing delivered in Garstang. Taking into account the size of the allocation a small increase in the site capacity is recommended (up to 70 dwellings) (**MM**).

The Council accepts the inspector's recommendation and will prepare an appropriate MM to increase the site capacity to 70 dwellings.

Site SA3/3 – Land west of Great Eccleston

34. The rate of delivery should be increased so that it is consistent with the HDP. The site is capable of accommodating two developers. Although the HDP refers to Great Eccleston being an untested market area it is an attractive location and vibrant settlement. The development company support a higher rate of delivery. Delivery should be increased to 50 dpa from at least 2025/26, leading to an additional 60 dwellings being delivered in the LP period (**MM**).

The Council accepts the Inspector's recommendation to revise the trajectory in relation to this site using the standard lead in times and built out rates. This results in the entire allocation being delivered within the local plan period.

Site SA3/4 – Forton Extension

35. The decision to make large scale allocations at Forton appear to derive principally from highway capacity considerations elsewhere. The parcels of land to the south and east of Sunnybank Nurseries significantly erode the gap between the settlements of Forton and Hollins Lane and undermine the SAS. Moreover, development on these sites would be poorly related to the existing settlement structure and could not form an 'organic extension' to Forton appearing as satellite housing estates. In addition they would be some distance from the hub of services in Forton (primary school, village hall, open space/recreational facilities and potential convenience store). Finally there is evidence that that the amount of land allocated at Forton is in excess of that required to deliver the anticipated capacity of 468 dwellings.
36. I have taken into account the suggested MM to include an area of Green Infrastructure on the southern part of the allocation (EL5.028) and the potential to provide a landscaped corridor along the A6. However, even with this mitigation development of these parcels would still close the gap between the settlements.
37. I acknowledge the Parish Council's preference for some of the southern parcel to be developed rather than the westernmost parcel. However, although the latter would have some landscape impacts it would be capable of being designed as an 'organic extension', would provide scope for an extension of the primary school and would be closer to village facilities.
38. With regard to employment I support the need to bring forward at least 1 ha of employment land at this location. In this respect allocation of a 1 ha parcel of land on the A6 north of the existing employment site at Ashmead would be one option. The site would have direct access to the A6, be adjacent to an existing employment use and would not materially erode the SAS. Although isolated from the remainder of the allocation it should be included in the master planning process. The alternative would be to include 1 ha of employment land to the east of Jesmond Dene (existing employment). I would welcome the Council's view on these options (or alternatives).
39. In conclusion I recommend that the allocation at Forton be amended to delete the parcels to the south and east of Sunnybank Nurseries (**MM**). The site capacity and delivery figures will also need to be adjusted albeit the Council's trajectory and representations indicate that at least 340 dwellings could still be delivered in the LP period based on realistic delivery of a maximum of 40 dpa.

The Council accepts the Inspector's recommendation to delete the parcels of land to the south and east of 'Sunnybank Nurseries' from the housing allocation SA3/4. The Council will prepare an appropriate MM.

The Council is of the view that the parcel on the east side of the A6 and the two fields fronting onto the A6 between Sunnybank Nurseries and Ashmead should be designated as part of the Strategic Area of Separation between Forton and Hollins Lane.

The Council considers that the 1 hectare of employment land should be located east of Jesmond Dene. The location of the employment land within the allocation at Forton and thus close to the facilities in the new neighbourhood centre will benefit future workers. The location of the new employment at Forton will also better relate to the main area of housing growth and encourage walking and cycling.

The capacity of the revised site is 310 dwellings using the methodology applied elsewhere in the LP.

Future Timetable

40.If the Council favour Option 1 as a way forward (paragraph 11 refers) an indicative timetable should be provided for carrying out the work as soon as possible.

41.If Option 2 is favoured the Council should prepare a composite Schedule of Proposed Main Modifications (MMs). This schedule should include MMs which have arisen since the publication of the LP, including potential MMs discussed at the hearings and those recommended in this post hearings advice. Supporting documentation such as an updated SA and HRA and the Housing Implementation Strategy (HIS) would also be required. An indication of the likely timetable for these tasks would be helpful. That said I would anticipate that the Schedule could be finalised by the end of August 2018 by the latest. Based on this expectation the timetable for the remainder of the examination could pan out as follows:

- September – October 2018 – publicity/consultation on MMs alongside updated SA/HRA and HIS for a 6 week period.
- November 2018 – Council and then the Inspector consider representations on MMs.
- December 2018 – Inspector finalises report. The report will be subject to QA and a LPA fact check as described in the Procedural Practice in the Examination of Local Plans (page 9) – see link below – which would probably take place in January 2019.

<https://www.gov.uk/government/publications/examining-local-plans-procedural-practice>

The Council considers that a six week consultation on MM alongside an updated SA/HRA and a Housing Implementation Strategy (HIS) September/October 2018 is achievable.

42.I would not anticipate the need for additional hearings should Option 2 be followed. However, if they are found necessary an additional 2 months should be built into the programme in late 2018/early 2019 to accommodate them.

Response

43. A response to this note should be provided as soon as possible. It would be particularly appreciated if any comments on the timetable could be provided quickly so that I can ensure that my future work and other commitments do not prevent expeditious progress on the remainder of the examination.
44. This advice should be published on the website as soon as possible. The Council's response should also be published once prepared. However, it should be emphasised that no representations on the contents of this note and the Council's response should be submitted at this stage. Representations will be invited on MMs once these are published. This note and the Council's response will form background documents to the MMs.
45. If the Council require clarification of any of the above points please contact me via the Programme Officer.

Thank you.

Mark Dakeyne

INSPECTOR

5 July 2018

Council's Response – 30th July 2018



Wyre Council

Wyre Local Plan Schedule of Main Modifications

August 2018

This document includes a schedule of proposed main modifications to the Publication Draft Wyre Local Plan 2017.

For ease of reference, the changes are organised into tables A - B:

Table A details main modifications to the Local Plan Written Statement (policies etc) - **Page 3**

Table B details main modifications to the Policies Map – **Page 63**

Appendices:

Appendix A – Amendments to table after para 4.1.18 – **Page 65**

Appendix B – Amendments to table within SP1 – **Page 67**

Appendix C - Amendments to table within SA1 - **Page 68**

Appendix D – Policies Map amendments (inset plans) – **Page 69**

Appendix E – Key Diagram - **Page 79**

Appendix F – Green Infrastructure Policies Map Amendment – **Page 80**

The Council maintains a ‘tracked changes’ version of the Local Plan showing these changes.

Additions to text are shown as underlined. Deletions of text are shown as ~~striketrough~~.

Table A - Written Statement

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).
Introduction			
MM/001	Page 8	Introduction (1.1 Introduction)	<p>Amend para 1.1.1 to read: “The <u>Wyre</u> Local Plan (<u>2011 – 2031</u>) is the key planning policy.....”</p> <p>Amend para 1.1.2 to read: “.....and employment developments. Once adopted, the <u>This new</u> Local Plan will <u>replaces</u> both the saved Wyre Local Plan (1999) and the 2009 Fleetwood-Thornton Area Action Plan and all their policies. <u>The Council will prepare supplementary planning documents where needed in order to provide supplementary guidance on the application of the policies in the Wyre Local Plan.</u>”</p> <p>Insert two new paragraphs after 1.1.2: <u>“1.1.3 The Wyre Local Plan (2011 – 2031) forms part of the Development Plan for Wyre together with the Joint Lancashire Minerals and Waste Local Plan¹. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that decisions made by local planning authorities on planning applications must be taken in accordance with the development plan unless material considerations indicate otherwise. In Wyre, Wyre Borough Council is the local planning authority except for matters relating to minerals and waste which are the responsibility of Lancashire County Council.</u></p> <p><u>1.1.4 Neighbourhood Plans also form part of the Development Plan once adopted. At present there are no neighbourhood plans covering any part of Wyre. Three neighbourhood plan areas have been designated relating to the settlements of Barton, Dolphinholme and Garstang. It is the intention of the relevant Parish/Town Councils to prepare neighbourhood plans.”</u></p> <p>Insert new footnote:</p>

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).
			<p><u>"1The Joint Lancashire Mineral and Waste Local Plan was prepared jointly by Lancashire County Council, Blackpool Council and Blackburn with Darwen Borough Council. It comprises the Joint Lancashire Minerals and Waste Core Strategy Parts I and II and the Joint Lancashire Minerals and Waste Site Allocations and Development Control Policies Parts I and II."</u></p>
MM/002	Pages 10 -11	Introduction (1.4 The 'Duty to Co-operate')	<p>Insert new para after 1.4.4: <u>"1.4.5 A duty to cooperate meeting was held on 14 November 2017 with all adjoining local authorities. It was agreed that adjoining local authorities will consider if and how they can assist Wyre with the housing shortfall once the quantum of the shortfall has been agreed through the Wyre Local Plan examination."</u></p> <p>Amend para 1.4.5 to read: <u>"The Duty to Cooperate Statement sets out Wyre's co-operation with various organisations in preparing the Local Plan. The Statement shows that Wyre has complied with the duty to cooperate. Wyre is committed to cooperating with adjoining local authorities and other organisations in resolving issues and delivering the Local Plan."</u></p> <p>Insert new paras after 1.4.5: <u>"1.4.7 Although the Local Plan does not meet in full the identified housing needs, and there is no firm agreement how and where Wyre's unmet housing needs should be provided for, the Duty to Cooperate Statement of Compliance shows the efforts Wyre has made to engage with adjoining local authorities. It shows that Wyre raised the issue with adjoining local authorities early in the process and confirmed the need for assistance as soon as the position of unmet need was evident. Wyre Borough Council is committed to continue to collaborate proactively with its neighbouring authorities and other key partners to consider ways that the unmet housing need can be delivered."</u></p> <p><u>1.4.8 Following the hearing sessions in May 2018, the Council proposed modifications to the Local Plan which brought the local plan housing land supply closer to the identified housing OAN. However due to the outstanding shortfall and the existing position that no adjoining authority is able to assist Wyre in meeting</u></p>

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).
			<u>unmet needs, the Local Plan includes a review mechanism in Policy LPR1 which commits the Council to an early partial review commencing in 2019 with submission of the review for examination by early 2022.</u>
Local Plan Strategy			
MM/003	Pages 31 - 34	Local Plan Strategy	<p>Amend para 4.1.4 to read: “An essential characteristic of Wyre is the multiplicity of settlements and communities each with its own identity. <u>This ‘historic’ environment contributes to the character of place in Wyre and fosters community ‘spirit’.</u> It is important that the Local Plan whilst maximising delivery of development to meet needs, it also protects the overall character of Wyre <u>and the identity of separate communities.</u>”</p> <p>Amend para 4.1.5 to read: “The GI is an integral part of the Local Plan Strategy. In addition <u>It includes parts of the</u> designated countryside areas, and the coastal sands, the GI includes a diversity of recreational <u>sites and wildlife areas of local, national and international importance.</u> within settlement boundaries. GI is protected for its own value and the contribution it makes to sustainable healthy environments.”</p> <p>Amend para 4.1.9 to read: “.....will not affect the function, integrity and permanency of the Green Belt in Wyre. <u>Exceptional circumstances also exist to justify the release from the Green Belt of a small area of previously developed land which benefits from outline planning permission for residential development at Norcross Lane.</u>”</p> <p>Amend para 4.1.11 to read: “.....although it can be described as ‘<u>managed dispersal</u>’. <u>The Council has not based the strategy solely on the highways evidence albeit that was a major consideration. It has taken account of other evidence such as flood risk as well as the sustainability of different places. With regards to the latter the Local Plan includes specific requirements as part of allocations for the provision of infrastructure to support the scale of proposed development in different settlements.</u> It is the only strategy possible within the constraints and results in a shortfall in meeting the OAHN; the Local Plan can only deliver 8,224 <u>9,285</u> dwellings or annually 411 <u>464</u></p>

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).
			<p> dwellings within the local plan period 2011- 2031. The Local plan therefore delivers within the Local Plan period, nearly 86<u>97</u>% of the OAN requirement.”</p> <p> Amend para 4.1.13 to read: “.....lack of deliverable land and Pilling because of flood risk. <u>Recognising the potential to maximise the use of sustainable transport modes in Garstang and Poulton-le-Fylde, these settlements can accommodate additional development above the limit set in the evidence prepared by LCC.</u>”</p> <p> Amend para 4.1.16 to read: “.....Poulton-le-Fylde is allocated for housing. <u>In addition a small area of previously developed land at Norcross is also removed from the Green Belt and forms part of a larger residential allocation.</u>”</p> <p> Amend para 4.1.18 to read: “The following table <u>in Appendix E</u> shows the proposed total residential development in each settlement and new employment allocations. <u>The Local Plan seeks to deliver a minimum of 9,285 dwellings within the Local Plan period 2011 – 2031.</u>”</p> <p> Delete table after para 4.1.18 and move to Appendix E, including footnotes. The housing figures in the table and the footnotes have been updated and corrected, see Appendix A of the main modification schedule.</p> <p> Amend para 4.1.21 to read: “.....Wyre Local Plan until agreement is reached would delay delivery of the 86<u>97</u>% of the OAHN in the most appropriate and sustainable way. The Wyre Local Plan is a ‘sound’ plan despite the housing shortfall against the OAHN. <u>The Council is committed to on-going engagement with adjoining local authorities with regards to meeting the shortfall outside Wyre in adjoining local authorities. This is a matter of consideration for the Local Plans of adjoining local authorities.</u>”</p>

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).
			<p>New para after 4.1.21 to read: <u>"4.1.22 The Council is further committed to an early review commencing almost immediately on adoption of the Local Plan as set out in Policy LPR1"</u></p> <p>New para after 4.1.23 to read: <u>"4.1.25 The Key Diagram (Figure 4.1) brings together the main components of the Local Plan Strategy outlined above. It shows the spatial distribution of development proposed in the Local Plan, the Green Belt, Strategic Areas of Separation, the Forest of Bowland AONB and the main transport linkages. The Key Diagram is a diagrammatic representation and should be considered in conjunction with the Policies Map."</u></p> <p>See Appendix E for new Figure 4.1</p>
Strategic Policies			
MM/004	Page 37	Strategic Policies (5.1 Introduction)	Amend para 5.1.1 to read: " The Local Plan makes provision for 86 <u>97</u> % of the housing OAN and for the full employment OAN."
MM/005	Page 38	Strategic Policies (Policy SP1 Development Strategy)	<p>Amendments to table at Policy SP1, Point 2: The housing and employment figures in the table have been updated and footnotes added, see Appendix B for modifications.</p> <p>Amend Policy SP1, Point 3 to read: "Within the period 2011 to 2031, the Local Plan will deliver <u>a minimum 8,224 9,285</u> dwellings and 43 hectares of employment land."</p> <p>Amend Policy SP1, Point 4 to read: "The majority of n <u>New</u> built development will take place within settlement boundaries....."</p>
MM/006	Pages 39 - 40	Strategic Policies	Removal of Points 1-3:

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).
		(Policy SP2 Sustainable Development)	<p>1. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work proactively with applicants to find solutions which mean that proposals for sustainable development can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.</p> <p>2. Development proposals that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.</p> <p>3. Where there are no development plan policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless:</p> <p>a) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or</p> <p>b) Specific policies in that Framework indicate that development should be restricted</p> <p>Add new Point 1 before Point 4 to read: <u>“1. All development should contribute positively to the overall physical, social, environmental and economic character of the area in which the development is located.”</u></p> <p>Insert new fifth criterion to Policy SP2 Sustainable Development, Point 6 to read: <u>“e) Maximise the use of previously developed land;”</u></p> <p>Amend Policy SP2, Point 8 to read: <u>“.....challenge of climate change through appropriate design and by making best use of resources.....”</u></p>
MM/007	Page 40	Strategic Policies (5.4 Green Belt)	<p>Amend para 5.4.1 to read and insert new paras: “5.4.1 In addition to stressing the importance of meeting needs, national planning policy also identifies areas such as Green Belts where new development should be restricted. Green Belts remain a fundamental element of national planning policy. The Green Belt in Wyre is part of the Fylde Coast Green Belt and found between the urban settlements on the peninsula. <u>The Green Belt was established in 1983²⁸ the purpose of which was to</u></p>

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).
			<p><u>check the spread of urban areas; to prevent the merging of neighbouring settlements and to protect the special character of a settlement; and to complement proposals in adjacent areas. In relation to Wyre the Structure Plan referred to the following areas – between Fleetwood and Cleveleys and Thornton; Poulton-le-Fylde and Blackpool; and Poulton-le-Fylde and Staining.</u></p> <p><u>5.4.2 The overall extent of the Green Belt has been maintained with small changes in Poulton-le-Fylde and Fleetwood following a local Green Belt review. The Council undertook a local Green Belt review in order to ensure that sustainable opportunities were maximised. The 2016 Green Belt Study concluded that certain parcels of land have very limited function as part of the Green Belt and their removal would not have any impact on the integrity and function of the Green Belt. The land in Poulton-le-Fylde lies entirely within the settlement boundary for Poulton-le-Fylde. The land is not separating Poulton-le-Fylde from Blackpool. The land in Fleetwood is separating one part of Fleetwood from another rather than separating Fleetwood from Cleveleys or Thornton. As such these two areas of land are ‘irregularities’ in the Green Belt and should not have been so designated.</u></p> <p><u>5.4.3 The land in Fleetwood currently comprises school playing fields and as such the Local Plan shows this land as green infrastructure. The land at Poulton-le-Fylde is allocated in part for residential development (site SA1/8 Land South of Blackpool Road) and the remainder as ‘white land’ within the built up area of Poulton-le-Fylde. The land released from the Green Belt makes an important contribution to meeting the housing OAN in Wyre. As noted elsewhere, the Local Plan does not meet in full the housing OAN. If the land in Poulton-le-Fylde were not released from the Green Belt, the shortfall in meeting the housing OAN would increase as there is no alternative site that could deliver the amount allocated on site SA1/8.</u></p> <p><u>5.4.4 It is considered that these are exceptional circumstances justifying the release of the two sites from the Green Belt. In addition exceptional circumstances exist for the release of a small parcel of previously developed land at Norcross which is included within a wider residential allocation. This parcel of land has outline planning permission for residential development which contributes towards meeting the housing OAN.”</u></p>

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).
			<p>5.4.1 <u>5.4.5</u> Notwithstanding the small alterations <u>Although the Local Plan, following a local review, proposes small changes</u> to the Green Belt, the Local Plan seeks to <u>maintains</u> the overall extent of the Green Belt which in some places is very narrow and sensitive The Green Belt in Wyre is specifically important in managing growth and preventing the coalescence of urban settlements. Policy SP3 sets out the policy on development in the Green Belt in line with national Green Belt policy.</p> <p><u>5.4.6 The Green Belt in Wyre includes two important further education establishments - Rossall School and the Nautical College. It is vital that they continue to be viable educational establishments and be able to respond adequately to education requirements. These establishments could not expand or adapt in any other way other than development in the Green Belt. These needs will be a significant consideration in determining whether very special circumstances exist. Notwithstanding that, Policy SP3 requires that it is demonstrated that the proposed development is necessary.</u></p> <p><u>5.4.7 Similarly in a relatively 'built out' urban area, the Green Belt may be the only location for the siting of necessary infrastructure. It is considered that very special circumstances may exist where infrastructure development is needed. The policy however still requires that it is demonstrated that a Green Belt location is necessary."</u></p> <p>New footnote to read: <u>"²⁸The Green Belt on the Fylde Peninsula was established by the Central and North Lancashire Structure Plan (1983)"</u></p>
MM/008	Pages 40 - 41	Strategic Policies (Policy SP3 Green Belt)	<p>Amend Policy SP3, Point 1 to read: ".....for inappropriate development <u>as defined in national policy</u>, except in very special circumstances."</p> <p>Amend Policy SP3, Point 3 to read:</p>

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).
			<p><u>“3. The construction of new buildings is inappropriate development except for categories of development defined in national policy. Where limited affordable housing is defined as appropriate development it will need to comply with Policy HP4.</u></p> <p>a) buildings for agriculture and forestry; b) provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it; c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building; d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces; e) limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or f) limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.”</p> <p>Removal of Point 4: “Certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These are: a) mineral extraction; b) engineering operations; c) local transport infrastructure which can demonstrate a requirement for a Green Belt location; d) the re-use of buildings provided that the buildings are of permanent and substantial construction; and e) development brought forward under a Community Right to Build Order.”</p> <p>Amend Policy SP3, Point 5 to read:</p>

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).
			<p>“4. Unless material considerations indicate otherwise planning permission will be granted for <u>The need for development that is demonstrated as being necessary for the continued operational of an development that is demonstrated as being necessary for the continued operation of an educational establishment will be a significant consideration in determining whether very special circumstances exist within the Green Belt.”</u></p> <p>Amend Policy SP3, Point 6 to read: “5. The Council will permit <u>need for</u> service infrastructure development where it is demonstrated that a Green Belt location is necessary <u>will be a significant consideration in determining whether very special circumstances exist within the Green Belt.”</u></p>
MM/009	Pages 41 - 43	Strategic Policies (5.5 Countryside Areas and Policy SP4 Countryside Areas)	<p>Amend para 5.5.1 to read: “.....characterises most of Wyre. <u>The open and rural character of the countryside is intrinsic to the identity of and ‘sense of place’ in Wyre.</u> The intrinsic character and beauty of the countryside is recognised in national planning policy. It is a key p <u>Parts of the countryside on the urban peninsula are also designated as</u> of Green Infrastructure in the borough as they provide a valuable recreational resource / green lung as well as having landscape and biodiversity benefits. and a valuable resource, serving environmental functions as important habitats and landscapes, social functions as areas for residents to enjoy and interact and economic functions as the basis for farming and tourism.”</p> <p>Amend Policy SP4, Point 1 to read: “The open and rural character of the countryside will be protected <u>recognised for its own sake for its intrinsic character and beauty.</u> Development which adversely impacts on the open and rural character of the countryside will not be permitted <u>unless it is demonstrated that the harm to the open and rural character is necessary to achieve substantial public benefits that outweigh the harm.”</u></p> <p>Amend Policy SP4, Point 2, bullet c) to read: “Extensions to h <u>Holiday accommodation in.....”</u></p>

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).
			<p>Amend Policy SP4, Point 2, bullet e) to read: “.....in accordance with Policy HP7 <u>HP4</u> (exception sites)”</p> <p>Amend Policy SP4, Point 4 to read: “<u>Unless permitted by another Policy in the Plan,</u> ¶the conversion of existing buildings.....”</p> <p>Amend Policy SP4, Point 4, bullet 4) to read: “.....subject to Policy EP9 (Extension to Holiday Accommodation)”</p> <p>Amend Policy SP4, Point 7 to read: “....planning permission will <u>only</u> be granted for....”</p>
MM/010	Page 43	Strategic Policies (5.6 Forest of Bowland Area of Outstanding Natural Beauty (AONB) and Policy SP5 Forest of Bowland AONB)	<p>Amend para 5.6.3 to read: “.....planning applications within the AONB. <u>The principal purpose of Policy SP5 is to protect the character, appearance and setting of the AONB irrespective of whether the proposed development lies within or outside the AONB.</u>”</p> <p>Amend Policy SP5, Point 1 to read: “The <u>landscape and scenic beauty of the</u> Forest of Bowland AONB will be protected from any development which would damage or adversely affect its <u>the</u> character, appearance and setting <u>of the AONB.</u>”</p> <p>Amend Policy SP5, Point 4 to read: “Planning permission for major developments other than specifically allocated in this Local Plan will not be permitted except.....”</p>
MM/011	Page 44	Strategic Policies (5.7 Viability and Policy SP6 Viability)	<p>Amend para 5.7.2 to read: “.....viability assessment for the specific site and proposal. <u>Confidentiality of commercial information provided as part of the viability assessment will be maintained.</u>”</p>

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).
			<p>Amend para 5.7.3 to read: “.....securing deliverable development and meeting various policy requirements. <u>Although Policy SP6 aims to ensure that development is viable, there may be circumstances where a reduction in standards or infrastructure requirement may not be appropriate such as when severe impact on the transport network will be caused.</u>”</p> <p>Amend Policy SP6, Point 2 to read: “Where a developer seeks, to <u>a) to negotiate a reduction in standards or infrastructure requirements that would normally apply to a development, or</u> <u>b) seeks a form of development that would not normally be acceptable on the particular site, on grounds of financial viability,</u> the Council will <u>consider whether reduction in standards or infrastructure will be acceptable or whether the alternative use will result in an unacceptable reduction on the type, quality or quantity of housing or employment land supply.</u></p> <p><u>3. Where the developer’s request in 2a) or 2b) is on grounds of financial viability, the Council will require the developer to supply evidence as to the financial viability.....”</u></p> <p>Delete Policy SP6, Point 4: “Where an independent assessment of the evidence is required, the developer will be required to cover the reasonable costs incurred by the Council in obtaining such an assessment.”</p>
MM/012	Pages 45 - 46	Strategic Policies	Amend Policy SP7, Point 2 to read: “.....community and environmental infrastructure <u>delivered</u> in a timely and sustainable manner.”

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).
		(Policy SP7 Infrastructure Provision and Developer Contributions)	Amend Policy SP7, Point 7 to read: “Where appropriate <u>and in consultation with the relevant infrastructure provider</u> , the Council will consider proposals.....”
MM/013	Page 46	Strategic Policies (Policy SP8 Health and Well-Being)	Amend Policy SP8, Point 3 to read: “Development likely <u>with the potential</u> to adversely impact on public health will only be permitted where it is demonstrated that it will not, in isolation or in conjunction with other planned, committed or completed development, contribute to a <u>an negative unacceptable</u> impact on the health.....”
Core Development Management Policies			
MM/014	Page 48	Core Development Management Policies (Policy CDMP1 Environmental Protection)	Delete Policy CDMP1, Point 1 (a): “ a) Will contribute positively to the overall physical, social, environmental and economic character of the area in which the development is sited; ” Amend Policy CDMP1, Point 1 (d): “d) <u>(i) Will not give rise to a deterioration of air quality in a defined Air Quality Management Area or result in the declaration of a new AQMA.</u> <u>Where appropriate an air quality impact assessment will be required to support development proposals.</u> <u>(ii) Where development will result in, or contribute to, a deterioration in air quality, permission will only be granted where any such unless the harm caused is significantly and demonstrably outweighed by other planning considerations and appropriate mitigation measures are provided to minimise any such harm. and a comprehensive mitigation strategy can be secured; where appropriate an air quality impact assessment will be required.</u> ”
MM/015	Page 50	Core Development Management Policies (Policy	Amend Policy CDMP2, Point 1 to read: “.....SFRA Level 2 Flood Risk Sequential Test Paper and comply with the most up to date version of any relevant plans <u>and strategies</u> ³⁴ including –

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).
		CDMP2 Flood Risk and Surface Water Management)	<p>a) Surface Water Management Plan²⁹ b) Local Drainage Strategies³⁰; c) Land Drainage Strategy³¹ d) Catchment Flood Management Plans³² e) Shoreline Management Plan³³ f) Coastal Defence Strategy³⁴; g) Emergency Flood Plans³⁵”</p> <p>Add a new footnote 34 to read: “³⁴Relevant Plans and Strategies can be accessed through the Council’s at <u>www.wyre.gov.uk/floodinganddrainage</u>”</p> <p>Delete footnotes 29 to 35. “²⁹This is available from Lancashire County Council ³⁰Local Drainage Strategies are available from Lancashire County Council ³¹This is available on Wyre’s Website http://www.wyre.gov.uk/info/200322/coastal_protection/383/land_drainage_strategy ³²This is available on the Environment Agency’s website at https://www.gov.uk/government/publications/wyre_catchment_flood_management_plan ³³This is available on the North West Coastal Group website at http://www.mycoastline.org.uk/mycoastline/ ³⁴This is available on Wyre’s website at http://www.wyre.gov.uk/info/200331/fylde_peninsula_coastal_programme/238/wyre_flood_and_coastal_defence_strategy_plan ³⁵This is available on Wyre’s website http://www.wyre.gov.uk/downloads/download/659/wyre_emergency_flood_plan”</p> <p>Amend Policy CDMP2, Point 5 to read:</p>

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).
			<p>“Major category development⁴² will be expected to include proposals for, and implement <u>Sustainable sustainable urban Drainage drainage Systems systems (SuDS)⁴³ utilising lower lying land within the site, existing natural water features, <u>and</u> other above ground measures for the management of surface water at source, <u>unless demonstrated to be inappropriate.</u>”</u></p> <p>Amend Policy CDMP2, Point 6 to read: “<u>Where possible</u> A all development will need to....”</p>
MM/016	Page 51	Core Development Management Policies (Policy CDMP3 Design)	<p>Amend Policy CDMP3 (a) to read: “<u>All development, must be designed to respect or reinforce <u>enhance</u> the character of the area <u>and minimise energy consumption</u> having regard to issues of, <u>including</u> density, siting, layout, height, scale, massing, orientation, <u>landscaping</u> and use of materials. <u>Where possible and appropriate recycled materials should be used.</u>”</u></p>
MM/017	Page 52	Core Development Management Policies (6.5 Environmental Assets)	<p>Amend para. 6.5.2 to read: “.....Green infrastructure helps reduce air pollution, and reduce and manage flood risk. <u>It includes public open spaces, school playing fields, church grounds, cemeteries, outdoor sport grounds and sites of local/national/international ecological and geological interest. Any mitigation or compensation measures required under Policy CDMP4 must be evidence based.</u> The ‘Publication’ ‘Submission’ draft <u>Adopted Policies Map</u> shows the key elements Green Infrastructure within settlement boundaries but it does not capture all open space sites <u>including for example all open spaces on residential estates. Large areas of countryside in Over Wyre and within the Forest of Bowland AONB are also designated as Green Infrastructure because of their local / national / international ecological and geological interest.</u>”</p> <p>Insert new para after 6.5.2 to read: “<u>6.5.3 ‘Landscape’⁴⁶ in policy CDMP4 is relevant both within and outside settlement boundaries.</u>”</p> <p>Add a new footnote 45 to read:</p>

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).
			<p><u>“The term ‘landscape’ refers to all the visible features of an area of land together as a scene; it is often considered in terms of their aesthetic appeal.”</u></p>
MM/018	Pages 53 - 54	Core Development Management Policies (Policy CDMP4 Environmental Assets)	<p>Amend Policy CDMP4, Point 5 to read: “The ‘Publication’ ‘Submission’ draft <u>Adopted</u> Policies Map identifies the key elements of Wyre’s Green Infrastructure. within settlement boundaries. This include parts of designated € countryside areas on the urban peninsula and Coastal sands. outside settlement boundaries form part of the Green Infrastructure.”</p> <p>Amend Policy CDMP4, Point 7 to read: “Development involving the partial or complete loss of land identified as Green Infrastructure within settlement boundaries on the ‘Publication’ ‘Submission’ draft <u>Adopted</u> Policies Map or any unidentified areas of open space including playing fields</p> <p>Amend Policy CDMP4, Point 12 to read: “.....habitats or species listed in the Lancashire Biodiversity Action Plan <u>and Lancashire Key Species⁴⁷</u> will not be permitted unless the harm.....”</p> <p>Add a new footnote 46 to read: <u>“The Lancashire Biodiversity Action Plan and Lancashire Key Species are available the Lancashire Ecological Records Network website.”</u></p> <p>Amend Policy CDMP4, Point 15 to read: “Development will be permitted provided by other policies of the Plan should have <u>there is no unacceptable cumulative impact on landscape character within or outside settlement boundaries or and the principal elements and features associated with it. Development proposals should be designed to avoid negative landscape effects and where this is not possible negative landscape effects should be effectively be mitigated reduced or offset through appropriate mitigation/compensatory and enhancement measures.</u>”</p>

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).
			<p>Delete Policy CDMP4, Point 18: “Where significant development of agricultural land is demonstrated to be necessary the development should be located in areas of poorer quality land in preference to that of a higher quality.”</p> <p>Amend Policy CDMP4, Point 19 to read: “....resources will not be permitted. <u>Development within a Source Protection Zone will be required to demonstrate no adverse impact to ground water quality including through leakage. Where relevant, mitigation will be required.</u>”</p> <p>Amend Policy CDMP4, Point 22 to read: “....possible unless their loss is <u>essential to allow the development to go ahead and is supported by evidence.....</u>”</p> <p>Amend Policy CDMP4, Point 25 to read: “....loss of <u>ancient woodland</u>, protected tree(s)⁴⁹ and <u>or</u> veteran tree(s)....”</p>
MM/019	Pages 55 - 57	Core Development Management Policies (Policy CDMP5 Historic Environment)	<p>Amend Policy CDMP5, Point 1 to read: “....environment is for <u>designated and non-designated</u> heritage assets to be protected, conserved and where appropriate enhanced for its <u>their</u> aesthetic and cultural value and its <u>their</u> contribution to local....”</p> <p>Amend Policy CDMP5, Point 3 to read: “....potential to affect <u>the significance of</u> any designated or non-designated heritage asset, either directly or indirectly including by reference to its setting, will be required to sustain or enhance the significance of the asset <u>where appropriate.</u>”</p> <p>Amend and Re-order Policy CDMP5, Point 5 to read:</p>

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).
			<p>“8. Where some impact on significance is considered acceptable, the Council will require a programme to be implemented of recording the asset in its original condition, to be implemented prior to any work being carried out.”</p> <p>New Policy CDMP5, Point 5 to read: <u>“5. Proposals which will cause less than substantial harm to the significance of a designated heritage asset or harm to an undesignated heritage asset that is considered by the Council to have local significance will not be granted unless:</u></p> <p><u>a) In the case of a designated heritage asset, the public benefits of the proposed development or works where appropriate, clearly outweigh the loss of significance;</u></p> <p><u>b) In the case of a non-designated heritage asset, the benefits of the proposed development or works where appropriate, clearly outweigh the loss of significance having regard to the scale of harm or loss.”</u></p> <p>Amend Policy CDMP5, Point 6 to read: “7. Where proposals include the loss of important heritage buildings or features, applicants will be required to demonstrate that the proposal has considered retaining, reusing or converting these buildings, <u>or maintaining features, has been considered and found to be unviable.”</u></p> <p>Amend and Re-order Policy CDMP5, Point 7, to read: “6. In making its assessment in relation to parts <u>4 and 5</u> of this Policy, the Council will require as appropriate evidence to be provided setting out:</p> <p>a) The significance of the heritage asset, in isolation and as part of a group as appropriate, its contribution to the character or appearance of the area, and the degree of harm that would result. from the loss of this heritage asset;”</p> <p>Delete Policy CDMP5, Point 8: “Where an undesignated heritage asset has been identified by the Council as having</p>

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			<p>local significance and planning permission would be required for its demolition, permission will not be granted unless:</p> <p>a) The benefits of the proposed redevelopment clearly outweigh the loss of significance; or</p> <p>b) The loss of significance can be mitigated by a scheme to better reveal or interpret the significance of the asset; or, if this is demonstrably not possible, by an appropriate scheme of recording the asset in its original condition prior to the commencement of any work.”</p> <p>Amend Policy CDMP5, Point 10 to read: “Consent will not be granted for <u>the demolition of a designated heritage asset</u> until <u>and where appropriate</u> an acceptable.....”</p> <p>Amend Policy CDMP5, Point 11 to read: “.....in-situ is not justified <u>or possible</u>, the developer will be required to make appropriate and satisfactory provision for the excavation and recording of the remains <u>and to agree a timetable for the publication of findings</u> before development commences.”</p> <p>Amend Policy CDMP5, Point 13 to read: “.....local value of the remains. <u>The developer will be required to provide</u> Development will not be permitted to commence until satisfactory provision has been made for a programme of investigation and recording <u>of the remains and a timetable for the publication of findings agreed.</u>”</p>
MM/020	Page 58	Core Development Management Policies (Policy CDMP6	<p>Amend Policy CDMP6, Point 2 to read: “.....also make appropriate provision <u>where practical</u> for standard charge.....”</p> <p>Amend Policy CDMP6, Point 5 to read:</p>

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).
		Accessibility and Transport)	<p>“.....people on a regular basis or generate significant amounts of movement will <u>is be</u> required to be supported</p> <p>Amend Policy CDMP6, Point 6, bullet a) to read: “Adversely affect any existing public right of way and the public’s enjoyment of it unless a satisfactory alternative is provided <u>in terms of an equally attractive, safe and convenient route, or</u>”</p>
Housing			
MM/021	Page 60	Housing (7.1 Introduction)	<p>Amend para. 7.1.2 to read: “.....highway capacity, flood risk and lack of deliverable development land within urban areas <u>Fleetwood and Cleveleys</u>. The Local Plan has identified development sites to positively meet 86 <u>97%</u> of Wyre’s housing needs to 2031 and deliver 8,224 <u>9,285</u> dwellings within the local plan period.”</p> <p>New para after 7.1.3 to read: <u>“7.1.4 The Local Plan seeks to ensure a mix of housing that is commensurate with identified needs in the latest housing evidence. It also seeks to ensure delivery of housing which is appropriate or can be made appropriate for older people or people with restricted mobility. The evidence shows an ageing population and thus it is appropriate to ensure that a proportion of new housing is suitable or capable of being made suitable for older persons to enable independent living for longer. Independent living is also important for people with restricted mobility which in turn is important for a cohesive and integrated society. The Local Plan also seeks to ensure delivery of affordable housing.”</u></p>
MM/022	Page 60	Housing (7.2 Housing Land Supply)	<p>New paragraphs and table after 7.2.1 to read: <u>7.2.2 The Local Plan housing land supply is made up from completions since the start of plan period i.e. between 1 April 2011 and 31 March 2018, non-allocated sites with planning permission as at 31 March 2018, allocated sites under policies SA1, SA3 and SA4 and a windfall allowance to take effect from 2021/22. The table below shows the housing land position as at 31 March 2018 –</u></p>

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).	
				<u>Number of Dwellings</u>
			a.	<u>2,041</u>
			b.	<u>1,056</u>
			c.	<u>426</u>
			d.	<u>2,903</u>
			e.	<u>2,359</u>
			f.	<u>500</u>
				<u>9,285*</u>
			<p>*As shown in the March 2018 housing trajectory, from a total allocation of 5,302 dwellings only 5,262 are expected to be delivered within the Local Plan period to 2031.</p> <p><u>7.2.3 The Local Plan makes an allowance for windfall sites of less than 25 dwellings. Evidence of completions on non-allocated sites shows that an allowance of 50 dwellings per annum is justified. The windfall allowance will take effect from 31 March 2021 so as to avoid double counting with reference to sites with planning permission as at 31 March 2018.”</u></p> <p>Amend para 7.2.2 to read:</p> <p><u>“7.2.4 The Local Plan housing requirement of 464 dwellings per annum will form the basis for calculating Wyre’s 5 year housing land position supply. The maintenance of a 5 year supply is a requirement of government policy, and where this cannot be demonstrated policies for the supply of housing are considered ‘out-of-date’ under current policy.</u></p>	

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).
			<p><u>7.2.5 In calculating the 5-year land supply position, the Council considers that the most appropriate way to deal with any shortfall since 1 April 2011 is for the shortfall to be met over the remainder of the Local Plan period i.e. the ‘Liverpool’ method. This will ensure that there is a robust housing land supply and minimise the risk for the Local Plan housing strategy becoming out of date shortly after adoption. The shortfall between 2011 and 2018 is substantial and equivalent to over 2 years requirement. Meeting the shortfall over the Plan period results in a level of delivery that is realistic and yet aspirational representing a significant boost to delivery of housing in the Borough. A five year requirement of 499 dwellings a year is above what has ever been achieved in Wyre.</u></p> <p><u>7.2.6 Policy HP1 seeks to ensure that Wyre will continue to maintain a five year land supply over the local plan period. The figure in Policy HP1 is expressed as a minimum and there is no planning barrier to the early delivery of sites if circumstances and market conditions allow. As explained in the Housing Background Paper, in order to secure that the Local Plan has a robust housing land supply and remains up to date, it is considered that any shortfall between 2011 and 2017 or arising after adoption it is met over the remainder of the plan period. In order to maximise flexibility in the local plan housing land supply, the Local Plan does not proposed to apply a restrictive phasing policy to the release of any allocated housing site. There is therefore no planning barrier to the early delivery of sites if circumstances and market conditions allow. Applying the substantial shortfall of 1,207 dwellings to the next five years requirement through the Sedgefield approach would not be realistic as it would set a 5 year requirement that is unlikely to be delivered and would risk the Local Plan becoming out of date after adoption.</u></p> <p><u>7.2.7 The NPPF requires that when calculating a 5-year land supply a buffer is applied (moved forward from later in the Plan period) to ensure choice and competition in the market for land. The level of the appropriate buffer is determined on account of whether there has been persistent under-delivery. The housing target has only been met in 1 out of 7 years since 2011, therefore a buffer of 20% is considered appropriate. This position may change through annual monitoring. There is flexibility in the Local Plan housing land supply to provide</u></p>

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			<p><u>the intended choice and competition in the market for land. As noted above there are no barriers in the Local Plan in bringing forward any allocated land.</u></p> <p><u>7.2.8 The Council has prepared a Housing Implementation Strategy (HIS) incorporating the 31 March 2018 monitoring information and including the LP housing trajectory. The HIS will be updated annually at the end of the financial year. As covered in Chapter 10, the Council is committed to an early review to commence in 2019.</u></p> <p>Delivery of housing will be monitored and the Local Plan will be reviewed if monitoring information shows that the Local Plan is not delivering the necessary housing.</p>
MM/023	Page 61	Housing (Policy HP1 Housing Land Supply)	<p>Amend Policy HP1, Point 1 to read: “Between 2011 and 2031, provision will be made for the provision <u>a minimum of 8,224 9,285</u> net additional dwellings which equates to at least an annual provision of 411 464 <u>at least an annual provision of 411 464</u> dwellings <u>per annum of which 5,262 will be on allocated sites in policies SA1, SA3 and SA4.</u>”</p> <p>Delete Policy HP1, Point 2 to read: “Where in any one year there is a shortfall in the delivery of housing against the annual requirement, the shortfall will be met over the remainder of the plan period.”</p>
MM/024	Page 61	Housing (7.3 Housing Mix)	<p>Amend para. 7.3.2 to read: “Policy HP2 ‘Housing Mix’ requires residential developments to make <u>provide</u> of <u>a</u> mix of housing types and sizes on new developments in line with the latest evidence. Policy HP2 also includes a specific requirement for housing <u>(Use Class C3)</u> to meet the needs of older people in view of the ageing population and people with restricted mobility as recommended by the Equality Impact Assessment. <u>The Policy does not seek to impose any specific Building Regulation ‘optional standards’ but instead provide a flexible framework for the provision of appropriate housing to cater for the needs of ageing population and people with restricted mobility.</u> The specific policy requirements have been informed by the Local Plan Viability assessment, to ensure that they are deliverable <u>and apply to both affordable and market housing.</u>”</p>

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).																	
MM/025	Page 61	Housing (Policy HP2 Housing Mix)	Amend Policy HP2, Point 2 to read: “.....most up-to-date Strategic Housing Market Assessment <u>and Rural Affordable Housing Needs Survey.</u> ”																	
MM/026	Pages 61 - 62	Housing (7.4 Affordable Housing and Policy HP3 Affordable Housing)	<p>Amend para. 7.4.2 to read: “Policy HP3 requires developments of 10 <u>11</u> or more dwellings to provide affordable housing.”</p> <p>Amend Policy HP3, Point 1 to read: “Affordable housing <u>should</u> will be <u>provided</u> achieved through on-site provision. <u>or w</u> <u>Exceptionally</u> where it has been demonstrated that.....”</p> <p>Amend Policy HP3, Point 2 to read: “All <u>New</u> residential development of 10-11 <u>11</u> dwellings <u>(net)</u> or more will be required to contribute towards meeting.....”</p> <p>Amend table at Policy HP3, Point 2 to read:</p> <table border="1" data-bbox="871 943 1995 1378"> <thead> <tr> <th rowspan="2">Settlement</th> <th colspan="2">% Affordable Housing</th> </tr> <tr> <th>Brownfield</th> <th>Greenfield</th> </tr> </thead> <tbody> <tr> <td>Fleetwood</td> <td>0</td> <td>0</td> </tr> <tr> <td>Thornton, Cleveleys, Knott End/Preessall, Preesall Hill, Stalmine, Pilling</td> <td>10</td> <td>30</td> </tr> <tr> <td>Poulton, Hambleton</td> <td>30</td> <td>30</td> </tr> <tr> <td><u>Poulton, Hambleton</u>, Garstang, Forton, Hollins Lane, Scorton, Cabus, Bowgreave, Catterall, Bilsborrow, Barton, Inskip, Churchtown/Kirkland, St Michaels, Great Eccleston, Calder Vale, Dolphinholme (Lower).</td> <td>30</td> <td>30</td> </tr> </tbody> </table>	Settlement	% Affordable Housing		Brownfield	Greenfield	Fleetwood	0	0	Thornton, Cleveleys, Knott End/Preessall, Preesall Hill, Stalmine, Pilling	10	30	Poulton, Hambleton	30	30	<u>Poulton, Hambleton</u> , Garstang, Forton, Hollins Lane, Scorton, Cabus, Bowgreave, Catterall, Bilsborrow, Barton, Inskip, Churchtown/Kirkland, St Michaels, Great Eccleston, Calder Vale, Dolphinholme (Lower).	30	30
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	Brownfield	Greenfield																		
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Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).
			<p>Delete Policy HP3, Point 3: “The requirement may be varied based on a case by case basis and on submission of viability evidence by the applicant in accordance with policy SP6 – Viability.”</p> <p>Amend Policy HP3, Point 4 to read: “The financial contribution will be calculated according to the methodology set out in the Local Plan Viability Study (including subsequent updates) and based on the open market value of housing.....”</p> <p>Amend Policy HP3, Point 5 to read: “.....provided shall be negotiated on a case by case basis in accordance having regard to the most up-to-date Strategic Housing Market Assessment and Rural Affordable Housing Need Survey. with the latest evidence of need.”</p> <p>Amend Policy HP3, Point 6 to read: “The design of a Affordable housing should be designed as an integral part of developments and be ‘tenure blind’ in relation to the design of other properties in close proximity within the site.”</p> <p>Amend Policy HP3, Point 7 to read: “Where possible a Affordable housing will be subject to legal agreements.....”</p> <p>Insert new point, after Point 7 to read: <u>“8. The incremental development of a large site through proposals for less than 11 dwellings will not be permitted.”</u></p>
MM/027	Page 63	Housing	<p>Delete Policy HP4, Point 3: “Proposals to extend residential curtilages in the Green Belt and the AONB will not be acceptable.”</p>

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).
		(Policy HP4 Residential Curtilages)	
MM/028	Pages 63 - 64	Housing (Policy HP6 Rural workers accommodation in the countryside)	<p>Amend Policy HP6, Point 1 to read: “Outside settlement boundaries planning permission will only be granted for a new rural worker’s dwelling where it meets the requirements of the Core Development Management Policies and it is within or close to the land holding of the source of employment <u>and</u> where it is demonstrated that the proposal satisfies all the following criteria:”</p> <p>Insert new point, after Point 1 to read: <u>“2. A new built dwelling will only be permitted if it is demonstrated that there is no suitable existing building for conversion in line with the second part (a – d) in section 4 of Policy SP4.”</u></p> <p>Amend Policy HP6, Point 2 to read: <u>“3. In the case of agricultural dwellings, A new rural workers dwelling will not be permitted where there is no evidence of farm dwellings or other buildings which were suitable for conversion to a dwelling, <u>connected to the rural enterprise that have</u>ing been recently sold off separately from the farmland <u>enterprise</u> concerned.”</u></p>
MM/029	Page 64	Housing (7.5 Rural Exceptions)	<p>Amend para 7.5.1 to read: <u>“7.5.2 The policy will apply where in a particular locality (see footnote 49), the identified need in the most up-to-date Affordable Housing Needs Survey cannot be met on an allocation in the locality and the operation of policy HP3. Policy HP7 sets out the criteria for assessing proposals made on this basis.”</u></p>
MM/030	Page 64	Housing (Policy HP7 Rural Exceptions)	<p>Amend Policy HP7, Point 1, bullet a) to read: “a) A need exists for affordable housing in the locality⁴⁹;</p> <p>Add a new footnote 49 to read: <u>“⁴⁹Locality is defined as the basic area used for the analysis in the most up to date Rural Affordable Housing Needs Survey. The 2016 Rural Affordable Housing Needs Survey 2015 -2020 uses ‘ward’ as the basis for the</u></p>

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).
			<u>analysis of the survey results and will apply as the definition of 'locality' until and if replaced in a future rural affordable housing needs study."</u>
MM/031	Page 65	Housing (7.9 Accommodation for Gypsy, Travellers and Travelling Showpeople)	Amend para 7.9.1 to read: ".....needs of Travelling Showpeople during the Local Plan period. <u>The Local Plan allocates land at Conway, West of A6, Garstang for 20 Travelling Showperson plots – Policy SA6.</u> " <u>7.9.2</u> Policy HP8 furthermore sets out the....."
MM/032	Page 65	Housing (Policy HP8 Accommodation for Gypsy, Travellers and Travelling Showpeople)	Insert at Point 2, new bullet a) to read: <u>"a) The development is well planned and landscaped to minimise impact on the surrounding area; and"</u>
MM/033	Page 65	Housing (7.10 Green Infrastructure in new residential developments)	Amend para 7.10.1 to read: "It is generally acknowledged that open space makes an important contribution to the health and wellbeing of communities. Policy HP9 aim to secure appropriate <u>and meaningful</u> new Green Infrastructure as part of new housing development. <u>Policy HP9 therefore allows for the 'Total Green Infrastructure Requirement' to be used to decide on a particular case what type(s) of green infrastructure should be provided taking into account the latest green infrastructure evidence and proximity of green infrastructure to the site. The Policy also recognises that not all typologies will apply to all developments. For example the requirement for 'Children and young people play area' will not apply in the case of sheltered housing for older people.</u> " Add new para after 7.10.1 to read:

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).																																						
			<p><u>“7.10.2 On-site provision of green infrastructure is the Council’s preferred approach. In cases where this would not be feasible or practical, the Council will accept a financial contribution towards improving the quality and accessibility of nearby green infrastructure. In some cases the specific circumstances may support a mixed approach of on-site provision and off-site provision/financial contribution.”</u></p>																																						
MM/034	Pages 65 - 66	Housing (Policy HP9 Green Infrastructure in new residential developments)	<p>Amend Policy HP9 to read: “1. All new residential development resulting in a net gain of 11 dwellings or more will be required to make appropriate provision of sufficient high quality green infrastructure for its residents on site. For developments of 10 or more units the quantum of green infrastructure must be provided in accordance with the typologies and standards where relevant as set out below:</p> <table border="1" data-bbox="920 708 1951 1342"> <thead> <tr> <th data-bbox="929 715 1317 826" rowspan="2">Typology Provision</th> <th data-bbox="1326 715 1653 826" rowspan="2">Quantity Standard per 1000 population (ha)</th> <th colspan="2" data-bbox="1662 715 1942 778">Accessibility Standard (metres)</th> </tr> <tr> <th data-bbox="1662 785 1809 826">Urban</th> <th data-bbox="1818 785 1942 826">Rural</th> </tr> </thead> <tbody> <tr> <td data-bbox="929 833 1317 874">Parks, gardens</td> <td data-bbox="1326 833 1653 874">0.40</td> <td data-bbox="1662 833 1809 874">720</td> <td data-bbox="1818 833 1942 874">1200</td> </tr> <tr> <td data-bbox="929 880 1317 922">Amenity greenspace</td> <td data-bbox="1326 880 1653 922">0.40</td> <td data-bbox="1662 880 1809 922">720</td> <td data-bbox="1818 880 1942 922">720</td> </tr> <tr> <td data-bbox="929 928 1317 992">Natural and semi natural greenspace</td> <td data-bbox="1326 928 1653 992">1.50</td> <td data-bbox="1662 928 1809 992">2000</td> <td data-bbox="1818 928 1942 992">2000</td> </tr> <tr> <td data-bbox="929 999 1317 1062">Children and young people play area</td> <td data-bbox="1326 999 1653 1062">0.18</td> <td data-bbox="1662 999 1809 1062">480</td> <td data-bbox="1818 999 1942 1062">720</td> </tr> <tr> <td data-bbox="929 1069 1317 1110">Allotments</td> <td data-bbox="1326 1069 1653 1110">0.25</td> <td data-bbox="1662 1069 1809 1110">960</td> <td data-bbox="1818 1069 1942 1110">960</td> </tr> <tr> <td data-bbox="929 1117 1317 1158"><u>Playing pitches</u></td> <td data-bbox="1326 1117 1653 1158"><u>1.20</u></td> <td data-bbox="1662 1117 1809 1158"><u>1200</u></td> <td data-bbox="1818 1117 1942 1158"><u>1200</u></td> </tr> <tr> <td data-bbox="929 1165 1317 1228"><u>Total Green Infrastructure Requirement</u></td> <td data-bbox="1326 1165 1653 1228"><u>3.93</u></td> <td data-bbox="1662 1165 1809 1228"><u>n/a</u></td> <td data-bbox="1818 1165 1942 1228"><u>n/a</u></td> </tr> <tr> <td data-bbox="929 1235 1317 1337">Playing pitches</td> <td colspan="3" data-bbox="1326 1235 1942 1337">Provision in line with the match equivalent session demand as set out in the latest Playing Pitch Strategy and action plan.</td> </tr> </tbody> </table>	Typology Provision	Quantity Standard per 1000 population (ha)	Accessibility Standard (metres)		Urban	Rural	Parks, gardens	0.40	720	1200	Amenity greenspace	0.40	720	720	Natural and semi natural greenspace	1.50	2000	2000	Children and young people play area	0.18	480	720	Allotments	0.25	960	960	<u>Playing pitches</u>	<u>1.20</u>	<u>1200</u>	<u>1200</u>	<u>Total Green Infrastructure Requirement</u>	<u>3.93</u>	<u>n/a</u>	<u>n/a</u>	Playing pitches	Provision in line with the match equivalent session demand as set out in the latest Playing Pitch Strategy and action plan.		
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			<p><u>2. Based on the 'Total Green Infrastructure Requirement' the Council will determine the most appropriate type(s) and means of open space provision, having regard to –</u></p> <p>a) <u>the need to create functional and meaningful green infrastructure spaces;</u> b) <u>the most up to date assessment of green infrastructure open space and Playing Pitch Assessment requirements or and provision; across Wyre and</u> c) having regard to <u>the location and character of the site; and</u> d) <u>the type of residential development proposed.</u></p> <p><u>3. Green infrastructure should be provided on site. Where appropriate, the Council will accept a financial contribution towards improving the quality and accessibility of nearby existing open spaces green infrastructure will be accepted in lieu of open space provision on site on-site provision.</u></p> <p><u>4. Where green infrastructure is provided on site developers must provide details of its long term management such as the establishment of a management company.</u></p> <p><u>5. The incremental development of a large site through a number of proposals for less than 11 dwellings will not be permitted.</u></p>
MM/035	Page 66	Housing (Policy HP10 Houses in Multiple Occupation)	<p>Amend Policy HP10, Point 1, bullet a) to read: “The proposal does not harm the <u>living conditions of nearby residents</u> amenity of neighbouring properties and the character and appearance of the surrounding area;”</p> <p>Amend HP10, Point 1, bullet d) to read: “The site <u>or surrounding area</u> can accommodate the necessary parking and manoeuvring areas in a way which.....”</p>
Economy			
MM/036	Page 69	Economy	Amend para 8.2.1 to read:

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).														
		(8.2 Employment Land Supply)	<p data-bbox="712 323 2123 391">“.....The employment OAN is 43 hectares over the local plan period and the Local Plan makes provision for to meet in full the OAN figure.”</p> <p data-bbox="712 438 2152 547"><u>8.2.2 The Local Plan allocates 32.9 hectares of land towards meeting in full the employment OAN of 43 hectares⁵⁰. As table 8.2 shows the overall available supply is 47.7 hectares. This is made up of commitments⁵¹ as at 31 March 2018 in addition to allocations in the Local Plan.</u></p> <p data-bbox="712 595 2136 742"><u>8.2.3 The existence of a higher land supply against the requirement provides flexibility and a diverse portfolio of sites.</u> The identified land supply <u>also</u> ensures provision in all three sub market areas to support local businesses and encourage new investment especially in rural settlements accommodating significant levels of new housing growth.”</p> <p data-bbox="712 790 835 821"><u>Table 8.2</u></p> <table border="1" data-bbox="1093 863 1776 1374"> <thead> <tr> <th data-bbox="1093 863 1435 917"></th> <th data-bbox="1444 863 1776 917">Hectares</th> </tr> </thead> <tbody> <tr> <td data-bbox="1093 924 1435 1003"><u>Completions 1 April 2011 – 31 March 2018</u></td> <td data-bbox="1444 924 1776 1003"><u>12.61</u></td> </tr> <tr> <td data-bbox="1093 1010 1435 1090"><u>Land under Construction (at 31 March 2018)</u></td> <td data-bbox="1444 1010 1776 1090"><u>3.85</u></td> </tr> <tr> <td data-bbox="1093 1096 1435 1176"><u>Non allocated land with planning permission</u></td> <td data-bbox="1444 1096 1776 1176"><u>0.31</u></td> </tr> <tr> <td data-bbox="1093 1182 1435 1236"><u>Allocation</u></td> <td data-bbox="1444 1182 1776 1236"><u>32.89</u></td> </tr> <tr> <td data-bbox="1093 1243 1435 1323"><u>Large scale employment loss⁵²</u></td> <td data-bbox="1444 1243 1776 1323"><u>-2</u></td> </tr> <tr> <td data-bbox="1093 1329 1435 1374"><u>Total</u></td> <td data-bbox="1444 1329 1776 1374"><u>47.66</u></td> </tr> </tbody> </table>		Hectares	<u>Completions 1 April 2011 – 31 March 2018</u>	<u>12.61</u>	<u>Land under Construction (at 31 March 2018)</u>	<u>3.85</u>	<u>Non allocated land with planning permission</u>	<u>0.31</u>	<u>Allocation</u>	<u>32.89</u>	<u>Large scale employment loss⁵²</u>	<u>-2</u>	<u>Total</u>	<u>47.66</u>
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			<p>Add a new footnote 50 to read: <u>“⁵⁰The Local Plan allocates land 0.25 hectares and over.”</u></p> <p>Add a new footnote 51 to read: <u>“⁵¹Commitments relate to land over 0.02 hectares and covers completions between 1 April 2011 and 31 March 2018; land under construction and non allocated land with planning permission as at 31 March 2018.”</u></p> <p>Add a new footnote 52 to read: <u>“⁵²Losses of employment land have been factored into the requirement. However that does not include the loss of an additional 2 hectares from the allocation of Clarke House at Norcross for housing (Site SA1/11). It is therefore taken off the supply.”</u></p>										
MM/037	Page 69	Economy (Policy EP1 Employment Land Supply)	<p>Amend Policy EP1 to read: “Land totalling 34.47 <u>32.9</u> hectares will be allocated for B-class uses as set out below, separated into the three distinct sub-markets:-</p> <table border="1" data-bbox="1093 943 1774 1209"> <thead> <tr> <th data-bbox="1093 943 1435 999">Sub-market area</th> <th data-bbox="1435 943 1774 999">Hectares</th> </tr> </thead> <tbody> <tr> <td data-bbox="1093 999 1435 1050">Wyre Peninsula</td> <td data-bbox="1435 999 1774 1050">20.5</td> </tr> <tr> <td data-bbox="1093 1050 1435 1102">A6 Corridor</td> <td data-bbox="1435 1050 1774 1102">10.05</td> </tr> <tr> <td data-bbox="1093 1102 1435 1158">Rural Areas</td> <td data-bbox="1435 1102 1774 1158">3.92 <u>2.34</u></td> </tr> <tr> <td data-bbox="1093 1158 1435 1209">Total</td> <td data-bbox="1435 1158 1774 1209">34.47 <u>32.89</u></td> </tr> </tbody> </table>	Sub-market area	Hectares	Wyre Peninsula	20.5	A6 Corridor	10.05	Rural Areas	3.92 <u>2.34</u>	Total	34.47 <u>32.89</u>
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MM/038	Page 70	Economy (Policy EP2 Existing)	<p>Amend Policy EP2, Point 4 to read: “Proposals which are not directly supported by 1, or <u>2 or 3</u> above will only be granted planning permission where it is clearly demonstrated that</p>										

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).
		Employment Areas)	a) The development is of a scale that is required to secure the development of a wider site which <u>safeguards or provides</u> includes B1, B2 and B8 uses or
MM/039	Page 70	Economy (Policy EP3 Existing Employment Sites)	<p>Amend Policy EP3, Point 1 to read: “1. The redevelopment for other uses of a site that is or last was in B1, B2 or B8 use outside defined employment areas will <u>only</u> not be permitted unless if it is demonstrated that (a) and (b) and (c) below are met:</p> <p>a) (i) <u>It is demonstrated that</u> the site is not capable of a mixed use which would include an element of B1, B2 or B8 uses within the life of the Local Plan; or (ii) It is for a commercial use such as a car, bathroom, kitchen, conservatories, showrooms; and b) (i) There would not be an unacceptable reduction on the type, quality or quantity of employment land supply; <u>or</u> and (c) (i) <u>(ii) If currently in The current B1,B2 or B8 use the current use is incompatible with surrounding uses and causes an unacceptable level of disturbance and loss of amenity for surrounding these uses; or</u> (ii) (iii) The community or regeneration benefits of the development outweigh the potential loss of an employment site.”</p>
MM/040	Page 72	Economy (8.5 Main Town Centre Uses and Policy EP5 Main Town Centre Uses)	<p>Amend para 8.5.1 to read: “.....in line with national planning policy. <u>The policy takes account of the 2012 Supreme Court case Tesco Stores v Dundee City Council which indicates ‘availability’ of a site for the purposes of the sequential test should not be interpreted rigidly but be given a flexible interpretation.</u>”</p> <p>Add new para after 8.5.1 to read: “<u>8.5.2 The retail evidence shows that Fleetwood Town Centre is weak and vulnerable. Regular monitoring of vacancies shows a trend of increasing vacant units in the centre. In view of the state of Fleetwood Town Centre and to minimise risk of possible further deterioration the policy requires that impact from out of centre</u></p>

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).
			<p><u>development should not have an unacceptable impact on the vitality and viability of the centre. Such 'unacceptable' impact may be less than 'significant adverse' impact as set out in the NPPF."</u></p> <p>Amend Policy EP5, Point 3, bullet b) to read: ".....preferable site is available <u>which includes being</u> or likely to be available within a reasonable timescale....."</p> <p>Amend Policy EP5, Point 6 to read: ".....it is demonstrated that <u>in relation to Fleetwood</u> there will be no unacceptable impact <u>and in relation to other centres that there is no significant adverse impact</u> on the vitality and viability....."</p>
MM/041	Page 73	Economy (Policy EP6 Development in defined primary and secondary frontages)	<p>Delete Policy EP6, Point 1, bullet e): "The proposed use would typically be opened to the public for the majority of the traditional town centre trading day (i.e. 9:00 – 17:00 hrs)"</p> <p>Delete Policy EP6, Point 2, bullet d): "The proposed use would typically have operational hours that include at least part of the traditional town centre trading day (i.e. 9:00 – 17:00 hrs)"</p>
MM/042	Page 74	Economy (Policy EP7 Local convenience stores)	<p>Amend Policy EP7, bullet a) to read: "The proposal caters for local needs only and individual units do not exceed a maximum of 400 <u>280</u> sq. m <u>net sale area</u> gross internal floor space;"</p>
MM/043	Pages 74 - 75	Economy (8.9 and Policy EP9 Holiday Accommodation)	<p>Amend title at 8.9 and Policy EP9 to read: "Extensions to Holiday Accommodation"</p>
MM/044	Pages 74 - 75	Economy (8.9 E Holiday Accommodation)	<p>Amend para 8.9.1 to read: "Tourism is an important element of the local economy in Wyre and <u>H</u> holiday accommodation is an important element of the tourism industry. However often new holiday accommodation within designated countryside</p>

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).
		and Policy EP9 (Holiday Accommodation)	<p>areas becomes unviable creating pressures for conversions into residential uses at locations where residential development would not be acceptable. Policy EP9 restricts new holiday accommodation to extensions to existing sites.</p> <p>Amend Policy EP9 to read: “1. The extension of an existing h <u>Holiday accommodation sites including new short stay touring caravan and camping sites,</u> will be permitted where it <u>they</u> meets the requirements of the Core Development Management Policies and provided it <u>they</u> satisfy ies <u>all</u> of the following criteria:</p> <p>a) The totality of development, including on site services, is of appropriate scale and appearance to the local landscape; and</p> <p>b) Any new building and supporting infrastructure is necessary;</p> <p><u>c) New tourism accommodation sites incorporating new built accommodation will need to be supported by a sound business plan demonstrating long term viability; and</u></p> <p><u>d) Proposals for extensions to sites which include new built accommodation outside settlement boundaries will need to be supported by a viability assessment of the existing and proposed business.</u></p> <p>4. Proposals for new short stay touring caravan and camping sites or the extension of an existing site will be supported.</p>
MM/045	Page 75	Economy (Policy EP10 Equestrian Development)	<p>Amend Policy EP10, Point 1 to read: “.....outside settlement boundaries will only be permitted if it is demonstrated.....”</p> <p>Amend Policy EP10, Point 2, bullet a) to read: <u>“Proposals for commercial in the case of private stables will the need for the to be supported by a sound business plan demonstrating long term viability. development is demonstrated”</u></p>
MM/046	Page 75 - 76	Economy	<p>Amend title 8.11 and Policy EP11 to read: “Protection of community facilities in Rural Areas”</p>

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		(8.11 and Policy EP11 Protection of community facilities in Rural Areas)	<p>Amend para 8.11.1 to read: “Facilities such as small shops, public houses and community halls are an important part of <u>community</u> life in rural areas. They provide for everyday needs, but also serve a social function and act as a focus for communities. They contribute to sustainable living, ensuring that residents do not need to travel into <u>larger centres</u> the main towns so as frequently. However such facilities can often be under threat due to changes in lifestyles and economic pressures on businesses. Given their importance to the vitality of <u>local communities</u> the rural area it is important to protect such facilities wherever possible.”</p> <p>Amend Policy EP11 to read: “In rural areas outside the main urban areas and key service centres, t <u>The conversion of or redevelopment of a property currently in a use considered important to the sustainability of the community will be permitted only if it is demonstrated that the existing use is financially unviable and has been appropriately marketed in accordance with policy SP7-SP6 (Viability).;”</u></p>
Site Allocations			
MM/047	Page 80	Site Allocations	<p>Amend para 9.1.2 to read: “.....planning permission and development completed since 2011. In view of the fact that due to highway constraints dwelling numbers are maximum, specific allocations will be updated before submission to take account of commitments as at 30 September 2017.”</p> <p>Amend para 9.1.6 to read: “.....Part Two of the Masterplan for the allocation before planning permission is granted. <u>The Council will prepare and publish guidance on the preparation of masterplans.</u>”</p>
MM/048	Page 80	Site Allocations (9.2 Residential Developments)	<p>Amend para. 9.2.1 to read: “.....deliverable land is available for 8,224 <u>9,285</u> dwellings to meet 86 <u>97</u>% of the identified objectively assessed housing need for the period 2011-2031. The Local Plan makes allocations for 5,397 <u>5,302</u> dwellings of which 5,049 <u>5,262</u> are expected to be delivered within the plan period to 2031. The delivery of housing will be</p>

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).
			regularly monitored, and the Local Plan will be reviewed if monitoring information shows that this is necessary.
MM/049	Page 81	Site Allocations (9.2 Residential Developments)	Amend table (SA1 – Residential) after para 9.2.3 – See Appendix C
MM/050	Page 82	Site Allocations (SA1/1 West of Broadway, Fleetwood)	<p>Amend Key Development Consideration 1 to read: “.....lifetime of the development. An FRA must be carried out and <u>The results of the FRA must be used to take a sequential approach to site layout. Finished floor levels must be above the undefended <u>design flood of <0.5% change of flooding</u> level plus an allowance for climate change for the life of the development. Where finished floor levels cannot be set above the 1 in 200 year plus climate change flood <u>this level, the developer.....</u>”</u></p> <p>Amend Key Development Consideration 3 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>New Key Development Consideration to read: <u>“3. The site is located within 3.5km of Morecambe Bay European protected nature conservation site and home owner packs for future home owners highlighting the sensitivity of Morecambe Bay to recreational disturbance will be required”</u></p>
MM/051	Pages 83 - 84	Site Allocations (SA1/2 Lambs Road/Raikes Road, Thornton)	<p>Amended plan</p> <p>Amend Site Area to read: “20.95 <u>19.67</u> Hectares”</p> <p>Amend Site Capacity to read: “437 <u>400</u> dwellings”</p> <p>Amend Site Description to read:</p>

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).
			<p>“.....including farm buildings, separated into two parcels by Raikes Road and broadly situated between the eastern boundary.....”</p> <p>Amend Key Development Consideration 2 to read: “.....Road to Raikes Road <u>unless demonstrated that satisfactory access could be obtained from the existing road network.</u> Other off site highway works.....”</p> <p>Amend Key Development Consideration 3 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 6 to read: “The development should make land available for a new primary school <u>if required by the Local Planning Authority in consultation with the Local Education Authority</u> which will form part of the financial contributions towards education. <u>If land is not needed, a contribution should be made towards the expansion of an existing school.</u>”</p> <p>Amend Key Development Consideration 7 to read: “.....convenience store of <u>280 sq.m net sale area</u> not more than 400sq.m. gross.”</p> <p>Amend Key Development Consideration 8 to read: “The vast majority of the site lies within Flood Zone 1 with v <u>Very</u> small parts of the site on the northern periphery falling within Flood Zone 3 <u>where</u> —H <u>housing will not be acceptable permitted.</u> within Flood Zone 3.”</p> <p>Amend Key Development Consideration 9 to read: “.....Wyre at Ramper Pot <u>via Underbank Road.</u> Contributions towards.....”</p>

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).
			<p>Delete Key Development Consideration 11: “A number of Public Rights of Way and a Bridleway lie on the southern and eastern boundaries of the site east of Raikes Road.”</p> <p>New Key Development Consideration to read: <u>“11. The site is located within 3.5km of Morecambe Bay European protected nature conservation site and home owner packs for future home owners highlighting the sensitivity of Morecambe Bay to recreational disturbance will be required”</u></p>
MM/052	Pages 85 - 86	Site Allocations (SA1/3 Land between Fleetwood Road North and Pheasant Wood, Thornton)	<p>Amend Key Development Consideration 2 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 4 to read: “The majority of the site lies in Flood Zone 1; however p Parts of the western and southern boundaries lie within Flood Zones 2 and 3 <u>where no development housing will not be permitted</u>. within Flood Zone 2 or 3.”</p> <p>New Key Development Consideration to read: <u>“9. The site is located within 3.5km of Morecambe Bay European protected nature conservation site and home owner packs for future home owners highlighting the sensitivity of Morecambe Bay to recreational disturbance will be required”</u></p>
MM/053	Page 87	Site Allocations (SA1/4 Bourne Poacher, Thornton)	De-allocate site as under construction at 31 March 2018.
MM/054	Pages 88 - 89	Site Allocations	Amend Key Development Consideration 2 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).
		(SA1/5 South East Poulton, Poulton-le-Fylde)	<p>Amend Key Development Consideration 5 to read: “.....Wyre via Oldfield Carr Lane watercourse, <u>and</u> Main Drain and Skippool Creek. Improvements to Oldfield Carr Lane.....”</p> <p>Amend Key Development Consideration 8 to read: “Contribution will be required towards <u>The development should contribute to the delivery of the Poulton-le-Fylde Highway Mitigation Strategy and any future updates of the Strategy</u> in (see Appendix C).</p> <p>New Key Development Consideration to read: “<u>9. The site is located within 3.5km of Morecambe Bay European protected nature conservation site and home owner packs for future home owners highlighting the sensitivity of Morecambe Bay to recreational disturbance will be required</u>”.</p> <p>Amend Key Development Consideration 11 to read: “<u>Land should be safeguarded for</u> Consideration should be given to the provision of a foot bridge from the site over the railway <u>along the eastern edge of the site.</u> Into the adjacent Poulton Industrial Estate.”</p>
MM/055	Pages 90 - 91	Site Allocations (SA1/6 Land at Garstang Road, Poulton-le-Fylde)	<p>Amend Key Development Consideration 2 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 4 to read: “.....Moorland Road/Breck Road, and Moorland Road/Little Poulton Lane. <u>Other contributions may be required towards the delivery of the Poulton-le-Fylde Highway Mitigation Strategy in Appendix C including any future updates of the Strategy.</u>”</p> <p>Amend Key Development Consideration 7 to read: “.....bank of the watercourse. <u>An open space buffer should be provided to protect the watercourse from detrimental impacts.</u>”</p>

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).
			<p>New Key Development Consideration to read: <u>“9. The site is located within 3.5km of Morecambe Bay European protected nature conservation site and home owner packs for future home owners highlighting the sensitivity of Morecambe Bay to recreational disturbance will be required”.</u></p>
MM/056	Page 92	Site Allocations (SA1/7 Land off Moorland Road, Poulton-le-Fylde)	De-allocate site as under construction at 31 March 2018.
MM/057	Pages 94-95	Site Allocations (SA1/8 – Land South of Blackpool Road, Poulton-le-Fylde)	<p>Amend Site Capacity to read: “154 300 dwellings”</p> <p>Amend Key Development Consideration 2 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site, <u>including linkages to existing development to the north and west and to the town centre to the east.</u>”</p> <p>Amend Key Development Consideration 6 to read: “.....should drain to <u>river Wyre</u> via <u>and</u> Horsebridge Dyke. A financial contribution.....”</p> <p>Amend Key Development Consideration 9 to read: <u>“The development should € contribute to the delivery of the Poulton-le-Fylde Highway Mitigation Strategy and any future updates of the Strategy</u> including the provision of a town centre car park on the site, (See Appendix C).”</p> <p>New Key Development Consideration to read:</p>

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).
			<p><u>“10. The site is located within 3.5km of Morecambe Bay European protected nature conservation site and home owner packs for future home owners highlighting the sensitivity of Morecambe Bay to recreational disturbance will be required”.</u></p>
MM/058	Pages 96 - 97	Site Allocations (SA1/9 South Stalmine, Stalmine)	<p>Amended plan</p> <p>Amend Site Area to read: “8.10 9.07 Hectares”</p> <p>Amend Site Capacity to read: “162 180 dwellings”</p> <p>Amend Key Development Consideration 2 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 4 to read: “.....via Wardleys Pool <u>and Grange Pool</u> watercourse, mimicking natural.....”</p> <p>New Key Development Consideration to read: <u>“6. The site is located within 3.5km of Morecambe Bay European protected nature conservation site and home owner packs for future home owners highlighting the sensitivity of Morecambe Bay to recreational disturbance will be required”</u></p> <p>Amend Key Development Consideration 7 to read: “The Development should make land available for a new primary school <u>if required by the Local Planning Authority in consultation with the Local Education Authority</u> or extension to the existing primary school including car parking provision, if required; <u>which</u> this will form part of the financial contribution towards education. <u>If land is not needed, a contribution should be made towards the expansion of an existing school.”</u></p>

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).
			<p>Amend and re-order Key Development Considerations 6 and 8 to read: “8. The following should be taken into account in preparing the masterplan and planning application: a) The woodland in the north eastern section of the site is covered by a tree preservation order. b) The site contains electricity and telephone overhead infrastructure including powerlines and pylons. <u>Statutory safety clearances between overhead lines, the ground, and built structures should not be infringed.</u>”</p>
MM/059	Page 99	Site Allocations (SA1/10 North of Garstang Road, Pilling)	<p>Amended plan</p> <p>Amend Site Area to read: “1.69 1.63 hectares”</p> <p>Amend Key Development Consideration 8 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>New Key Development Consideration to read: <u>“7. The site is located within 3.5km of Morecambe Bay European protected nature conservation site and home owner packs for future home owners highlighting the sensitivity of Morecambe Bay to recreational disturbance will be required”</u></p>
MM/060	Pages 100 - 101	Site Allocations (SA1/11 North of Norcross Lane, Norcross)	<p>Amended plan</p> <p>Amend Site Area to read: “12.88 <u>13.58</u> Hectares”</p> <p>Amend Site Capacity to read: “338 <u>300</u> dwellings”</p> <p>Amend Site Delivery to read:</p>

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as striketrough , additional text shown <u>underlined</u>).
			<p>“The site is expected <u>to be fully delivered</u> contribute 295 dwellings to the housing land supply within the plan period.....”</p> <p>Amend Key Development Consideration 2 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 3 to read: “.....Housing will not be acceptable <u>permitted</u> within Flood Zones 2 and 3.”</p> <p>Amend Key Development Consideration 4 to read: “Residual surface water should drain into the river Wyre via Royles Brook at White Carr Lane <u>and Hillylaid Pool</u>. Drainage into Royles Brook should be via SUDs <u>SuDs</u> system on adjoining Green Belt land.”</p> <p>New Key Development Consideration to read: <u>“5. Royles Brook is a designated Main River. The prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the top of the bank of the watercourse. An open space buffer should be provided to protect the watercourse from detrimental impacts.”</u></p> <p>Amend Key Development Consideration 6 to read: “An <u>unrestricted</u> new access onto <u>from</u> Norcross Lane will be required.”</p> <p>New Key Development Consideration to read: <u>“8. The site is located within 3.5km of Morecambe Bay European protected nature conservation site and home owner packs for future home owners highlighting the sensitivity of Morecambe Bay to recreational disturbance will be required”</u></p>
MM/061	Pages 102 - 103	Site Allocations	<p>Amend Key Development Consideration 2 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p>

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).
		(SA1/12 Land at Arthurs Lane, Hambleton)	<p>Amend Key Development Consideration 4 to read: “.....the river Wyre via Wardleys Pool <u>and Kiln Lane</u>. Improvements to water courses.....”</p> <p>New Key Development Consideration to read: “<u>7. The site is located within 3.5km of Morecambe Bay European protected nature conservation site and home owner packs for future home owners highlighting the sensitivity of Morecambe Bay to recreational disturbance will be required</u>”</p>
MM/062	Pages 104 - 105	Site Allocations (SA1/13 – Inskip Extension)	<p>Amended plan</p> <p>Amend Site Area to read: “17.79 <u>9.46</u> Hectares”</p> <p>Amend Site Capacity to read: “255 <u>155</u> dwellings”</p> <p>Amend Site Description to read: “The allocation consists of three <u>four</u> parcels of agricultural land in a flat topography – to the west <u>and south east</u> of the village.”</p> <p>Amend Key Development Consideration 1 to read: “The three <u>four</u> parcels should be considered as a single site to be brought forward in line with a masterplan to be produced covering the whole allocation. The masterplan must be agreed by the local planning authority prior to the granting of planning permission for any part of the site. <u>The development should incorporate a small village green.</u> The land directly east of the existing school should only be used for the creation of a village green, whilst the land immediately to the west of the school should only be used for an extension to the</p>

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).
			<p>primary school. <u>The development should incorporate an appropriate and dedicated access to the farm to the south and south-east of the School.</u></p> <p>Amend Key Development Consideration 2 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 4 to read: “<u>The majority of the site lies in Flood Zone 1 with small areas in Flood Zones 2 and 3. Housing will not be permitted within Flood Zones 2 and 3.</u> Residual surface water should drain to Inskip Brook.”</p> <p>Amend Key Development Consideration 8 to read: “.....include a small convenience store of not more than 400sq.m. <u>500sq.m. gross</u>, and....”</p> <p>Amend Key Development Considerations 10 and 11 and new 12 to read: <u>“8. The following should be taken into account in preparing the masterplan and planning application:</u> <u>a) A Public Right of Way (2-15-FP 34) abuts the eastern boundary of the site (northern parcel).</u> <u>b) That P</u> parts of the site are designated as a Mineral Safeguarding Area. <u>c) That</u> Although the site does not contain known heritage assets it may contain archaeological findings. <u>d) Consultation Zone restrictions associated with an Ethylene pipeline crossing the parcel of land opposite the Derby Arms public house.”</u></p>
MM/063	Page 106	Site Allocations (Site SA1/14 – North of New Holly Hotel and Bodkin Cottage, Hollins Lane)	<p>Amend Key Development Consideration 2 to read: <u>“The development should be supported by a drainage strategy for the whole allocation to meet the needs of the development.</u> Residual surface water should drain south to Laburnum nurseries and into <u>Morecambe Bay via the River Cocker.</u> the canal. A new drain under....”</p> <p>Amend Key Development Consideration 4 to read:</p>

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			“.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”
MM/064	Page 107	Site Allocations (Site SA1/15 – Land East of Hollins Lane, Hollins Lane)	<p>Amend Key Development Consideration 2 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 4 to read: “The site lies within Flood Zone 1. The development should be supported by a drainage strategy for the whole allocation to meet the needs of the development. Residual surface water should drain to towards Laburnum nurseries and into Morecambe Bay via the River Cocker. the canal.”</p>
MM/065	Page 109	Site Allocations (SA1/16 – West of Cockerham Road, Garstang)	<p>Amended plan</p> <p>Amend Site Area to read: “5.81 <u>14.52</u> Hectares”</p> <p>Amend Site Capacity to read: “100 <u>260</u> dwellings”</p> <p>Amend Key Development Consideration 2 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 8 to read: “8. <u>The development should make land available for a new primary school which will form part of the financial contributions towards education. If the Local Planning Authority is satisfied that land is not needed as a result of approved school expansions to provide sufficient additional places at local primary schools to address the impact of the developments in Garstang and surrounding area, a contribution should be made towards the expansion of existing schools.”</u></p>

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).
			<p>Amend Key Development Consideration 9 to read: <u>“8. A financial contribution towards the Primary Sustainable Transport which includes the improvement of specified junctions in the area and contributions to the A6 Barton to Garstang Sustainable Transport Strategy, and any future updates of the Strategy, will be required.”</u></p> <p>Amend Key Development Consideration 6 and new: <u>“9. The following should be taken into account in preparing the masterplan and planning application:</u> <u>a) Appropriate regard should be had to the presence of Telecoms infrastructure and overhead electricity infrastructure adjacent and in proximity to the site.</u> <u>b) The site is within Source Protection Zone 3 of abstraction boreholes.”</u></p>
MM/066	Page 111	Site Allocations (SA1/17 – Land South of Prospect Farm, West of the A6, Garstang)	<p>Amend Site Capacity to read: “53 70 dwellings. Owing to restrictions on highway capacity the dwelling capacity of the site is restricted to a maximum of 53 dwellings, unless otherwise agreed with the local planning authority.”</p> <p>Amend Key Development Consideration 2 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 8 to read: “A financial contribution towards the Primary Sustainable Transport which includes the improvement of specified junctions in the area and contributions to the A6 Barton to Garstang Sustainable Transport Strategy, <u>and any future updates of the Strategy, will be required.”</u></p>
MM/067	Page 113	Site Allocations (SA1/18 – South of Kepple Lane, Garstang)	<p>Amend Housing Capacity to read: “105 125 dwellings”</p> <p>Amend Key Development Consideration 2 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p>

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			Amend Key Development Consideration 9 to read: “..... <u>Garstang Sustainable Transport Strategy, and any future updates of the Strategy, will be required.</u> ”
MM/068	Page 115	Site Allocations (SA1/19 – Bowgreave House Farm, Bowgreave)	<p>Amend Site Capacity to read: “29 <u>27</u> dwellings”</p> <p>Amend Key Development Consideration 1 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 2 to read: “.....should provide an ‘organic’ extension to the town <u>village.</u>”</p> <p>Amend Key Development Consideration 5 to read: “A financial contribution is required towards Primary Sustainable Transport which includes the improvement of specified junctions in the area and contributions to the A6 Barton to Garstang Sustainable Transport Strategy <u>and any future updates of the Strategy, will be required.</u>”</p>
MM/069	Page 117	Site Allocations (SA1/20 – Garstang Road, Bowgreave)	<p>Amend Key Development Consideration 1 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 8 to read: “.....<u>Garstang Sustainable Transport Strategy, and any future updates of the Strategy, will be required.</u>”</p>
MM/070	Pages 119 - 120	Site Allocations (SA1/21 – Land South of Calder House Lane, Bowgreave)	<p>Amend Site Capacity to read: “49 <u>45</u> dwellings”</p> <p>Amend Key Development Consideration 1 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p>

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			<p>Amend Key Development Consideration 5 to read: “.....8 metres of the top of the bank of the watercourse. <u>An open space buffer should be provided to protect the watercourse from detrimental impacts.</u>”</p> <p>Amend Key Development Consideration 9 to read: “.....Garstang Sustainable Transport Strategy, <u>and any future updates of the Strategy,</u> will be required.”</p>
MM/071	Page 121	Site Allocations (SA1/22 – Garstang Country Hotel and Golf Club, Garstang Road, Bowgreave)	<p>Amend Key Development Consideration 2 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 7 to read: “.....Garstang Sustainable Transport Strategy, <u>and any future updates of the Strategy,</u> will be required.”</p>
MM/072	Page 123	Site Allocations (SA1/23 – Daniel House Farm, Daniel Fold Lane, Catterall)	<p>Amend Site Capacity to read: “122 <u>117</u> dwellings”</p> <p>Amend Key Development Consideration 2 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 4 to read: “The site lies primarily in Flood Zone 1 apart from a <u>A</u> small parcel in the north-west corner which lies in Flood Zone 2. Housing will not be acceptable <u>permitted</u> within Flood Zone 2.”</p> <p>Amend Key Development Consideration 7 to read: “.....Garstang Sustainable Transport Strategy, <u>and any future updates of the Strategy,</u> will be required.”</p>
MM/073	Page 125	Site Allocations	<p>Amend Key Development Consideration 2 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p>

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		(SA1/24 – Daniel Fold Farm Phase 2, Daniel Fold Lane, Catterall)	Amend Key Development Consideration 11 to read: “.....Garstang Sustainable Transport Strategy, <u>and any future updates of the Strategy</u> , will be required.”						
MM/074	Pages 127 – 128	Site Allocations (SA1/25 – Land off Garstang Road, Barton)	Amend Key Development Consideration 2 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.” Amend Key Development Consideration 10 to read: “.....Garstang Sustainable Transport Strategy, <u>and any future updates of the Strategy</u> , will be required.” Amend Key Development Consideration 11 to read: “.....small convenience store of <u>280 sq.m net sale area</u> not more than 400sq.m gross. ”						
MM/075	Page 129	Site Allocations (SA1/26 – Land Rear of Shepherds Farm, Barton)	Amend Key Development Consideration 1 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.” Amend Key Development Consideration 7 to read: “.....Garstang Sustainable Transport Strategy, <u>and any future updates of the Strategy</u> , will be required.”						
MM/076	Page 131	Site Allocations (SA1/27 – Land Rear of 867 Garstang Road, Barton)	Amend Key Development Consideration 1 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.” Amend Key Development Consideration 8 to read: “.....Garstang Sustainable Transport Strategy, <u>and any future updates of the Strategy</u> , will be required.”						
MM/077	Page 133	Site Allocations (SA2 Employment Development)	Amend table to read: <table border="1" data-bbox="728 1337 1944 1385"> <thead> <tr> <th>Site Ref</th> <th>Site</th> <th>Hectares</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Site Ref	Site	Hectares			
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Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).																																						
			SA2/1	Carrfield Works, Preesall Hill		0.34																																			
			SA2/2	Valiants Farm, Out Rawcliffe		1.58																																			
			SA2/3	Riverside Industrial Park Extension, Catterall		3.42																																			
			SA2/4	South of Goose Lane, Catterall		1.00																																			
			Total			6.34 4.76																																			
MM/078	Page 135	Site Allocations (Site SA2/2 – Valiants Farm, Out Rawcliffe)	Site de-allocated as site is complete at 31 March 2018.																																						
MM/079	Page 139	Site Allocations (SA3 – Mixed Use Development)	Amend figures in the table to read:																																						
			<table border="1"> <thead> <tr> <th>Site Ref</th> <th>Site</th> <th>Number of dwellings delivered by 2031</th> <th>Total Site Capacity (dwellings)</th> <th>Employment Land Hectares</th> </tr> </thead> <tbody> <tr> <td>SA3/1</td> <td>Fleetwood Docks and Marina, Fleetwood</td> <td>120</td> <td>120</td> <td>7.5</td> </tr> <tr> <td>SA3/2</td> <td>Joe Lane (Land Bounded by Garstang Road, A6 and Joe Lane)</td> <td>242</td> <td>242</td> <td>0.95</td> </tr> <tr> <td>SA3/3</td> <td>Land West of Great Eccleston</td> <td>450 <u>568</u></td> <td>590 <u>568</u></td> <td>1.0</td> </tr> <tr> <td>SA3/4</td> <td>Forton extension, Forton</td> <td>380 <u>310</u></td> <td>468 <u>310</u></td> <td>1.0</td> </tr> <tr> <td>SA3/5</td> <td>Land West of the A6 (Nateby Crossing), Garstang</td> <td>270</td> <td>270</td> <td>4.68</td> </tr> <tr> <td>Total</td> <td></td> <td>1462 <u>1,510</u></td> <td>1690 <u>1,510</u></td> <td>15.13</td> </tr> </tbody> </table>				Site Ref	Site	Number of dwellings delivered by 2031	Total Site Capacity (dwellings)	Employment Land Hectares	SA3/1	Fleetwood Docks and Marina, Fleetwood	120	120	7.5	SA3/2	Joe Lane (Land Bounded by Garstang Road, A6 and Joe Lane)	242	242	0.95	SA3/3	Land West of Great Eccleston	450 <u>568</u>	590 <u>568</u>	1.0	SA3/4	Forton extension, Forton	380 <u>310</u>	468 <u>310</u>	1.0	SA3/5	Land West of the A6 (Nateby Crossing), Garstang	270	270	4.68	Total		1462 <u>1,510</u>	1690 <u>1,510</u>	15.13
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MM/080	Pages 140 - 141	Site Allocations (SA3/1 Fleetwood Dock and Marina)	Amended Proposed Uses to read: “Housing, <u>non-retail</u> commercial, <u>leisure and tourism</u> and <u>e</u> Employment”.																																						

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).
			<p>Amend Key Development Consideration 3 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 4 to read: “.....for the lifetime of the development. An FRA must be carried out and t <u>The results of the FRA must be used to take a sequential approach to site layout. Finished floor levels must be above the <u>undefended design flood of <0.5% chance of flooding</u> level plus an allowance for climate change for the life of the development. Where finished floor levels cannot be set above the <u>1 in 200 year plus climate change flood</u> <u>this</u> level, the developer must.....”</u></p>
MM/081	Page 142	Site Allocations (SA3/2 – Joe Lane, Catterall)	<p>Amend Key Development Consideration 3 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 9 to read: “.....Garstang Sustainable Transport Strategy, <u>and any future updates of the Strategy</u>, will be required.”</p>
MM/082	Pages 144 - 145	Site Allocations (SA3/3 Land West of Great Eccleston, Great Eccleston)	<p>Change Housing Capacity to read: “590 <u>568</u>”</p> <p>Amend Key Development Consideration 3 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>New Key Development Consideration to read: <u>“7. The site is located within 3.5km of Morecambe Bay European protected nature conservation site and home owner packs for future home owners highlighting the sensitivity of Morecambe Bay to recreational disturbance will be required”</u></p>
MM/083	Pages 146 - 147	Site Allocations	<p>Amended plan</p> <p>Amend Site Area to read:</p>

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).
		(SA3/4 – Forton Extension, Forton)	<p>“29.63 <u>19.50</u> Hectares”</p> <p>Amend Housing Capacity to read: “468 <u>310</u> dwellings”</p> <p>Amend Site Delivery to read: “The site is expected <u>to be fully delivered</u> contribute 380 dwellings to the housing land supply within the plan period.”</p> <p>Amend Site Description to read: “The site consists of several <u>four</u> parcels of land of varying topography <u>to the east and south of the village that lie both west and east of the A6 and are</u> mostly in agricultural use. The north and south eastern parcels are intersected by School Lane, whereas the south east and south west parcel are intersected by Winder Lane. The allocation includes.....”</p> <p>Amend Key Development Consideration 1 to read: “.....by the local planning authority prior to the granting of planning permission for any part of the site. <u>The masterplan should ensure unfettered access between the various parcels and prevent the formation of ‘ransom strips’.</u>”</p> <p>Amend Key Development Consideration 2 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 3 to read: “.....nature and quality of boundary treatments. <u>A landscape buffer along the A6 will be required.</u>”</p> <p>Amend Key Development Consideration 4 to read:</p>

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).
			<p>“The land falls within Flood Zone 1. The development should be supported by a drainage strategy for the whole allocation to meet the needs of the development. Residual surface water should drain to <u>Morecambe Bay via the River Cocker.</u> the canal via existing water courses.”</p> <p>Insert new Key Development Consideration to read: “<u>The 1 hectare of employment land should be located to the east of Jesmond Dene (existing employment).</u>”</p> <p>Amend Key Development Consideration 6 to read: “.....local convenience store of not more than 400 <u>500</u> sq.m. gross floor area.....”</p> <p>Amend Key Development Consideration 11 to read: “.....individual development proposals. For the avoidance of doubt, no built development should take place within the Inner Consultation Zone.”</p>
MM/084	Pages 148 - 149	Site Allocations (SA3/5 – Land West of the A6, Garstang)	<p>Amend Key Development Consideration 2 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 4 to read: “.....small convenience store of <u>280 sq.m net sales area</u> not more than 400sq.m gross.”</p> <p>Amend Key Development Consideration 7 to read: “<u>A financial contribution is required</u> towards Primary Sustainable Transport which includes the improvement of specified junctions in the area and contributions to the A6 Barton to Garstang Sustainable Transport Strategy, and <u>any future updates of the Strategy,</u> will be required.”</p> <p>Amend Key Development Consideration 8 to read:</p>

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).
			<p>“.....greenfield nature of the site and features such as hedgerows, trees, ponds and field drains. Mitigation measures for any adverse impact on the ecological value of the site or the BHS including habitat loss should be met in the local area. <u>An appropriate landscape buffer will be required along the canal.</u>”</p>
MM/085	Page 151	Site Allocations (SA4 – Hillhouse Technology Enterprise Zone, Thornton)	<p>Amend Key Development Consideration 1 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 3 to read: “The site is located in Flood Zone 2 and 3, but is protected by flood defences along the estuary. Mitigation measures are required to ensure that the site is safe for the lifetime of the development. An FRA must be carried out and t <u>The results of the FRA must be used to take a sequential approach to site layout. The FRA must also consider the risk results from a breach at the tidal river embankment adjacent to the lagoon areas. Development must contribute to improvements of this embankment in accordance with EA’s Wyre Urban Core Strategy (2013). Finished floor levels must be above the undefended <u>design flood of <0.5% chance of flooding</u> level plus an allowance for climate change for the life of the development. Where finished floor levels cannot be set above the 1 in 200 year plus climate change flood <u>this level</u>, the developer must states in their FRA why it is not possible and identify and implement flood proofing/resilience measures that will protect occupants and their property up to that floor level.”</u></p> <p>New Key Development Consideration to read: <u>“5. Springfield and Royles Brook are both designated Main Rivers. The prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the top of the bank of the watercourse and 16 metres of the estuary flood defences. An open space buffer should be provided to protect the watercourse from detrimental impacts.”</u></p> <p>Amend Key Development Consideration 5 to read: “.....potential for ground <u>and water</u> contamination.”</p>
MM/086	Page 153	Site Allocations	Amend Key Development Consideration 2 to read:

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).
		(SA5 - Port of Fleetwood, Fleetwood)	<p>“.....required to ensure that the site is safe for the lifetime of the development. An FRA must be carried out and £ <u>The results of the FRA must be</u> used to take a sequential approach to site layout. Finished floor levels must be above the undefended design <u>design</u> flood of <u><0.5% chance of flooding</u> level plus an allowance for climate change for the life of the development. Where finished floor levels cannot be set above the 1 in 200 year plus climate change flood <u>this</u> level, the developer must states.....”</p> <p>New Key Development Consideration to read: <u>“2. Copse Brook is a designated Main River. The prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the top of the bank of the watercourse and 16 metres from the quay wall. An open space buffer should be provided to protect the watercourse from detrimental impacts.”</u></p>
MM/087	Page 154	Site Allocations (SA6 – Land at Conway, West of the A6, Garstang)	<p>New Key Development Consideration to read: <u>“1. The development should be supported by a landscape and green infrastructure framework incorporating structured tree planting, on-site open space, formal and informal play and pedestrian and cycle connectivity within and outside the site.”</u></p>
MM/088	Pages 155 - 156	Site Allocations (SA7 – Brockholes Industrial Estate Extension, Catterall)	<p>Amend Site Area to read: “32.49 <u>32.51</u> Hectares”</p> <p>Amend Key Development Consideration 3 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 12 to read: “Residual surface water should drain direct to the canal and or river Calder.”</p>
Monitoring the Local Plan			
MM/089	Page 158	Monitoring the Local Plan	<p>Three new sections added to read: <u>“10.2 Infrastructure Delivery Plan</u></p>

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).
			<p><u>10.2.1 A key part of implementing the Local Plan is ensuring that infrastructure is delivered alongside new development. An Infrastructure Delivery Plan (IDP) has been prepared collaboratively with infrastructure providers and has been published alongside the Local Plan which sets out what infrastructure is required and how it can be delivered. The IDP cannot be ‘set in stone’ at the outset and will be reviewed and updated as necessary to monitor the delivery of infrastructure. The Council will continue to work with service and infrastructure providers with the aim of ensuring the delivery of adequate infrastructure and services, to support development and achieve sustainable developments. As noted above the adequacy of infrastructure provision throughout the Plan Area will be the subject of regular monitoring and updating of the Infrastructure Delivery Plan.</u></p> <p><u>10.3 Housing Implementation Strategy, (HIS)</u></p> <p><u>10.3.1 The National Planning Policy Framework requires local planning authorities to set out a housing implementation strategy which demonstrates how a five-year supply of housing land is to be maintained in order to meet the required housing target.</u></p> <p><u>10.3.2 The Council has prepared a HIS based on the Housing Background Paper⁵⁸ which will be updated annually at the end of the financial year. The HIS monitors housing land supply and delivery against the Local Plan housing requirement of 464 dwellings per annum. The HIS incorporates the housing trajectory and the 5 year housing land supply position.</u></p> <p><u>10.4 Local Plan Review</u></p> <p><u>10.4.1 The Local Plan makes provision for 97 % of the identified housing objectively assessed need, (OAN). The main reason is the capacity of the local and strategic highway network to support development. Although the Local Plan and supporting IDP identifies a number of highway measures to support development, these can only support up to 97% of the identified housing OAN.</u></p>

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).
			<p><u>10.4.2 The Council is committed to undertaking an early partial review of the Local Plan as soon as possible after adoption to address the shortfall against the identified housing OAN, in accordance with Policy LPR1 below. This Local Plan includes sufficient land to meet identified needs in the first five years post adoption.</u></p> <p><u>10.4.3 The Council will consider and if appropriate widen the scope of the partial review of the Local Plan if there is evidence from the annual monitoring of PMIs that any targets are not being met.</u></p> <p><u>10.4.4 In determining the scope of the partial review the Council will also consider the level of inconsistency between Local Plan policies and the revised NPPF published in July 2018. The partial review will seek to address any inconsistencies with the revised NPPF.</u></p> <p><u>10.4.5 The Council will revise the LDS to reflect Policy LPR1 below. Progress with regards to the timetable in the LDS will be monitored annually through the AMR</u></p> <p>New footnote 58 to read: <u>“The Housing Background Paper was prepared to support the Local Plan and was submitted alongside the Local Plan.”</u></p>
MM/090			<p>New Policy in section 10 to read: <u>“LPR1 –Wyre Local Plan Review</u></p> <p><u>The Local Planning Authority will bring forward a partial review of the plan with the objective of meeting the Full Objectively Assessed Housing Needs. This will commence before the end of 2019 with submission of the review for examination by early 2022. Specific matters to be addressed by the review include the following:</u></p> <ol style="list-style-type: none"> <u>1. An update of Objectively Assessed Housing Needs.</u> <u>2. A review of transport and highway issues taking into account:</u>

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).
			<p><u>(i) housing commitments and updated housing needs;</u> <u>(ii) implemented and committed highway schemes;</u> <u>(iii) the scope for sustainably located sites where the use of sustainable transport modes can be maximised;</u> <u>and,</u> <u>(iv) the additional transport and highways infrastructure that will be needed to meet in full the updated Objectively Assessed Housing Needs.</u></p> <p><u>3. Allocation of sites to meet the Full Objectively Assessed Housing Needs taking into account 2. above."</u></p>
MM/091		Table 10.1	<p>Amend PMI8, Target/Outcomes to read: "100% <u>as set out in the latest HIS</u>"</p> <p>Amend PMI9, Target/Outcomes to read: "Meet local minimum target of providing 8,224 <u>9,285</u> net new homes 2011-2031 (411 <u>464</u> per annum)"</p> <p>Amend PM10, Target/Outcomes to read: "Monitor take up <u>against the housing trajectory as set out in the latest HIS</u>"</p> <p>Amend PM11 to read: "% and number <u>amount</u> of affordable homes, by type and settlement: a) completed annually b) with extant planning permission c) <u>financial contributions</u>"</p> <p>Delete PMI12: "Number and amount of major developments providing affordable housing financial contributions:"</p> <p>Amend PM13, Target/Outcomes to read: "Monitor take up <u>20% of 20+ dwellings</u>"</p>

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).
			<p>Amend PMI14 to read: “Net additional dwellings, by <u>size</u>, type and <u>tenure</u> beds: a) in current year b) with extant planning permission”</p> <p>Amend PMI36 source to read: “English Heritage’s <u>Historic England’s</u> Buildings at Risk Register”</p> <p>Amend PMI42, Target/Outcomes to read: “No Target. Monitor take up <u>provision/contributions</u> <u>against Local Plan Policy Standards</u>”</p>
Appendix C: Poulton-le-Fylde Highway Mitigation Strategy			
MM/092		Appendix C	“Background traffic levels will be regularly monitored at key locations in Wyre to evaluate the operation of the network and data collected will be used to maximise its reliability. <u>Future revised versions of the Strategy should apply when considering development proposals.</u> ”
Appendix D: A6 Corridor Highway Mitigation Strategy			
MM/093		Appendix D	“The Strategy comprises of the initiatives set out below. The Strategy will be reviewed on a regular basis as an when developments come forward or changes to the highway network or environment occur. <u>Future revised versions of the Strategy should apply when considering development proposals.</u> ”

Table B – Policies Map

See Appendix D (page 69) for individual inset plans showing amendments.

Mod Ref	Allocation/Designation/Location	Modification
MM/094	SP4 – Coastal Change Management Area	Correct boundary North of Pilling.
MM/095	CDMP4 – Green Infrastructure	Correct boundary of green infrastructure site at Park Hill Road, Garstang.
MM/096	CDMP4 – Green Infrastructure	Add additional site (Eskdale Avenue) on Policies Map.
MM/097	CDMP4 – Green Infrastructure	Add Green Infrastructure outside of settlement boundaries. Sites include Wyre Council Open Space Audit, Biological Heritage Sites, Special Sites of Scientific Interest, Special Protection Areas, Special Areas of Conservation and Local Geodiversity Sites. Two areas of countryside have been added; between Fleetwood and Thornton and an area at Stanah, Thornton. See map reference in Appendix F for details.
MM/098	EP4 – Garstang Town Centre boundary	Correct town centre boundary to include Aldi.
MM/099	SA1/2 – Lambs Road/Raikes Road, Thornton	Amend Settlement Boundary (SP1), Countryside Area (SP4) and Residential Development (SA1).
MM/100	SA1/9 – South Stalmine, Stalmine	Amend Settlement Boundary (SP1), Countryside Area (SP4) and Residential Development (SA1).
MM/101	SA1/11 – North of Norcross Lane, Norcross	Amend Settlement Boundary (SP1), Green Belt (SP3) and Residential Development (SA1).
MM/102	SA1/13 – Inskip Extension	Amend Settlement Boundary (SP1), Countryside Area (SP4) and Residential Development (SA1). The Settlement Boundary has also been corrected in line with permitted planning applications.
MM/103	SA1/16 – West of Cockerham Road, Garstang	Amend Settlement Boundary (SP1), Countryside Area (SP4) and Residential Development (SA1).

Mod Ref	Allocation/Designation/Location	Modification
MM/104	SA3/4 – Forton Extension, Forton	Amend Settlement Boundary (SP1), Strategic Area of Separation (SP1), Countryside Area (SP4) and Mixed Use Development (SA3).
MM/105	SA1/10 – North of Garstang Road, Pilling	Correct site boundary of site allocation in line with planning permission.
MM/106	SA3/2 – Joe Lane, Catterall	Correct boundary of site allocation SA3/2 in line with planning permission.
MM/107	SA5 Port of Fleetwood, Fleetwood	Correct site boundary of site allocation to include link to highway.
MM/108	Key (Town, District and Local Centres (EP4))	Amend title on key to read: “Town, District, and Local <u>and Neighbourhood</u> Centres (EP4)”

Appendix A - Amendments to table after para 4.1.18 (Mod Ref: MM/003)

Strikethrough indicates a deletion and the underline text is an update/correction to the table.

Settlement	Dwelling Numbers						Employment Land	
	Completed 2011- 2031 <u>2018</u>	With Planning Permission ^{16 59}		New Housing Allocations ⁴⁷⁻⁶⁰	Total ^{18 61}		With Planning Permission ^{19 62}	New Land
		Small Sites	Large sites		no	%	Hectares	
Barton	4 <u>29</u>	2 <u>5</u>	134 <u>132</u>	26 <u>0</u>	463 <u>166</u>	1.9	0	0
Bilsborrow	15	44 <u>6</u>	0	0	26 <u>21</u>	0.3 <u>0.2</u>	0	0
Bowgreave	24	3 <u>4</u>	219 <u>225</u>	0	246 <u>253</u>	2.9	0	0
Cabus	0 <u>1</u>	44 <u>7</u>	0	0	44 <u>8</u>	0.2 <u>0.1</u>	0	0
Calder Vale	0	0	0	0	0	0	0	0
Catterall	442 <u>117</u>	42 <u>1</u>	445 <u>425</u>	0	569 <u>543</u>	6.6 <u>6.1</u>	0.95 <u>5.37</u>	4.42 <u>0</u>
Churchtown/ Kirkland	0	4 <u>0</u>	0	0	4 <u>0</u>	0.01 <u>0</u>	0	0
Cleveleys	60 <u>64</u>	7 <u>13</u>	220	118 <u>80</u>	405 <u>377</u>	4.7 <u>4.3</u>	0	0
Dolphinholme (Lower)	0	2 <u>0</u>	0	0	2 <u>0</u>	0.02 <u>0</u>	0	0
Fleetwood	414 <u>454</u>	46 <u>38</u>	93 <u>159</u>	145	695 <u>796</u>	8.1 <u>9.0</u>	4.32	3.18
Forton	27 <u>41</u>	36 <u>4</u>	43 <u>0</u>	468 <u>310</u>	544 <u>355</u>	6.3 <u>4.0</u>	0	1.00
Garstang	426 <u>168</u>	20 <u>9</u>	514 <u>529</u>	183 <u>330</u>	840 <u>1036</u>	9.8 <u>11.7</u>	2.60 <u>4.68</u>	2.08 <u>0</u>
Great Eccleston	43 <u>14</u>	45 <u>13</u>	90 <u>205</u>	500 <u>385</u>	618 <u>617</u>	7.1 <u>7.0</u>	0	1.00
Hambleton	60 <u>94</u>	21 <u>10</u>	217 <u>184</u>	0	298 <u>288</u>	3.5 <u>3.2</u>	0	0
Hollins Lane	5 <u>10</u>	7 <u>11</u>	39 <u>96</u>	62 <u>0</u>	113 <u>117</u>	1.3	0	0
Inskip	4 <u>20</u>	7 <u>0</u>	81 <u>62</u>	200 <u>100</u>	289 <u>182</u>	3.4 <u>2.1</u>	0	0
Knott End/ Preesall	48	47 <u>44</u>	116	0	184 <u>178</u>	2.1 <u>2.0</u>	0	0
Normoss	4 <u>2</u>	0	0	0	4 <u>2</u>	0.01 <u>0.02</u>	0	0
Pilling	45	49 <u>8</u>	70 <u>73</u>	0	134 <u>126</u>	1.6 <u>1.4</u>	0	0
Poulton-le- Fylde	495 <u>275</u>	45 <u>36</u>	802 <u>949</u>	390 <u>300</u>	1,432 <u>1,560</u>	46.6 <u>17.6</u>	0	0
Preesall Hill	6	5 <u>7</u>	0	0	44 <u>13</u>	0.1	0	0

Scorton	1	40 <u>3</u>	0	0	44 <u>4</u>	0.4 <u>0.04</u>	0	0
Stalmine	22 <u>23</u>	52 <u>31</u>	77	85 <u>103</u>	236 <u>234</u>	2.7 <u>2.6</u>	0	0
St Michaels	17	7 <u>8</u>	0	0	24 <u>25</u>	0.3	0	0
Thornton	362 <u>457</u>	36 <u>11</u>	533 <u>436</u>	675 <u>646</u>	1,606 <u>1,550</u>	48.6 <u>17.5</u>	0	13.00
Other	94 <u>116</u>	48 <u>234</u>	44 <u>71</u>	0	156 <u>421</u>	1.8 <u>4.7</u>	1.92 <u>0.34</u>	0
Total	1,646 <u>2,041</u>	443 <u>473</u>	3,674 <u>3,959</u>	2,852 <u>2,399</u> ²⁰⁻⁶³	8,615 <u>8,872</u>	100	9.79 <u>14.71</u>	24.68 <u>18.18</u>

⁴⁶⁻⁵⁹ Planning permissions include those subject to a s106. Some sites are allocated in the Local Plan.

⁴⁷⁻⁶⁰ 'New Allocations' include land that does not have planning permission.

⁴⁸⁻⁶¹ The '**Total**' includes development which is expected to be delivered beyond 2031. As shown in the March 2018 Housing Trajectory, only ~~8,224~~ 8,785 dwellings from the ~~8,615~~ 8,872 are expected to be delivered within the Local Plan period to 2031.

⁴⁹⁻⁶² Planning permissions include those subject to a s106.

²⁰⁻⁶³ As shown in the Housing Trajectory, only ~~2,504~~ 2,359 dwellings from the ~~2,852~~ 2,399 are expected to be delivered within the Local Plan period to 2031.

Appendix B - Amendments to table within SP1 (Mod Ref: MM/005)

~~Strikethrough~~ indicates a deletion and the underline text indicates where figures have been corrected or text added.

Updated housing figures Hierarchy	Settlement (s)	% of housing growth ²⁴		Employment growth ²⁵	
		Number	%	Ha	%
Urban Town	Fleetwood, Poulton-le-Fylde, Cleveleys, Thornton, Normoss ¹	4,139	48	20.88	48
		<u>4,285</u>	<u>48.3</u>	<u>23.6</u>	<u>49.6</u>
Key Service Centre	Garstang	840	10	4.68	11
		<u>1,036</u>	<u>11.7</u>	<u>4.8</u>	<u>10.1</u>
Rural Service Centres	Knott End/Preesall, Great Eccleston, Hambleton, Catterall	4,666	19	11.09	25
		<u>1,626</u>	<u>18.3</u>	<u>11.1</u>	<u>23.3</u>
Main Rural Settlements	Bilsborrow, Pilling, Barton, St Michaels, Bowgreave, Inskip, Stalmine, Forton, Preesall Hill, Scorton	4,684	19.5	1.7	4
		<u>1,379</u>	<u>15.5</u>	<u>1.9</u>	
Small Rural Settlements	Cabus, Churchtown/Kirkland, Hollins Lane, Calder Vale, Dolphinholme (Lower)	130	1.5	0	0
		<u>125</u>	<u>1.4</u>		
Other undefined Rural Settlements		156	2	5.4	12
		<u>421</u>	<u>4.8</u>	<u>6.2</u>	<u>13</u>
Total		8,615	100	43.75	100
		<u>8,872</u>		<u>47.7</u>	

²⁴ Figures are round up to one decimal point

²⁵ Figures are round up to one decimal point

¹ Normoss is part of the Blackpool's urban area

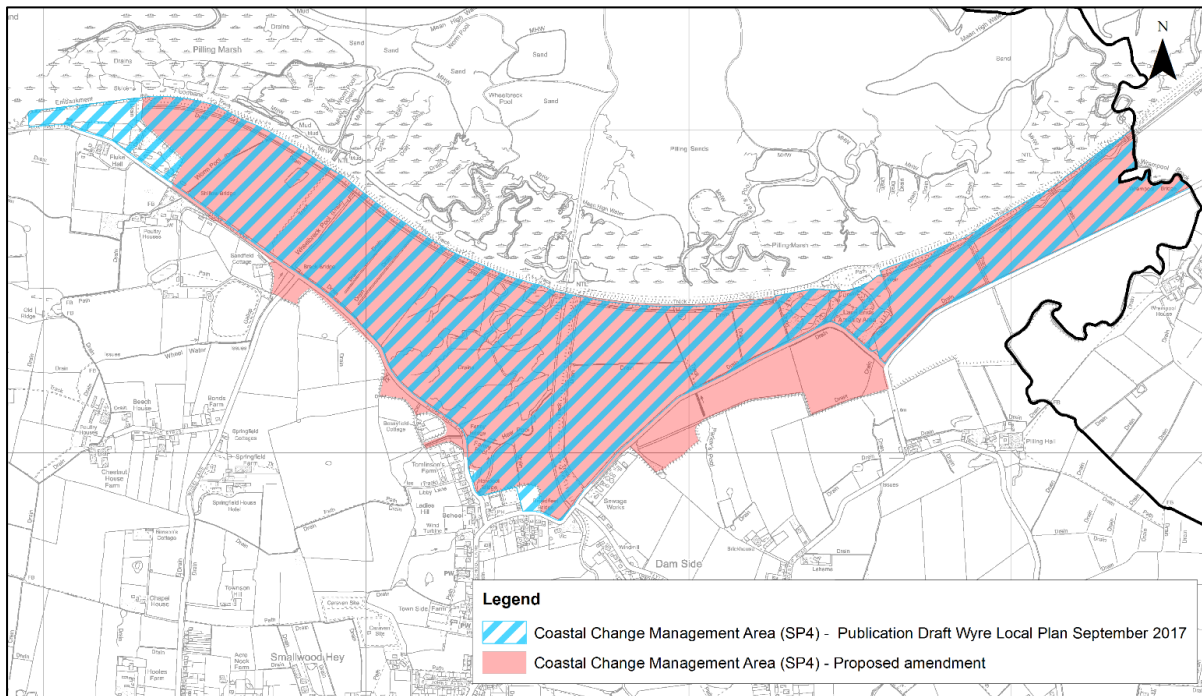
Appendix C - Amendments to table within SA1 (Mod Ref: MM/049)

Strikethrough indicates a deletion and the underline text indicates where figures have been corrected.

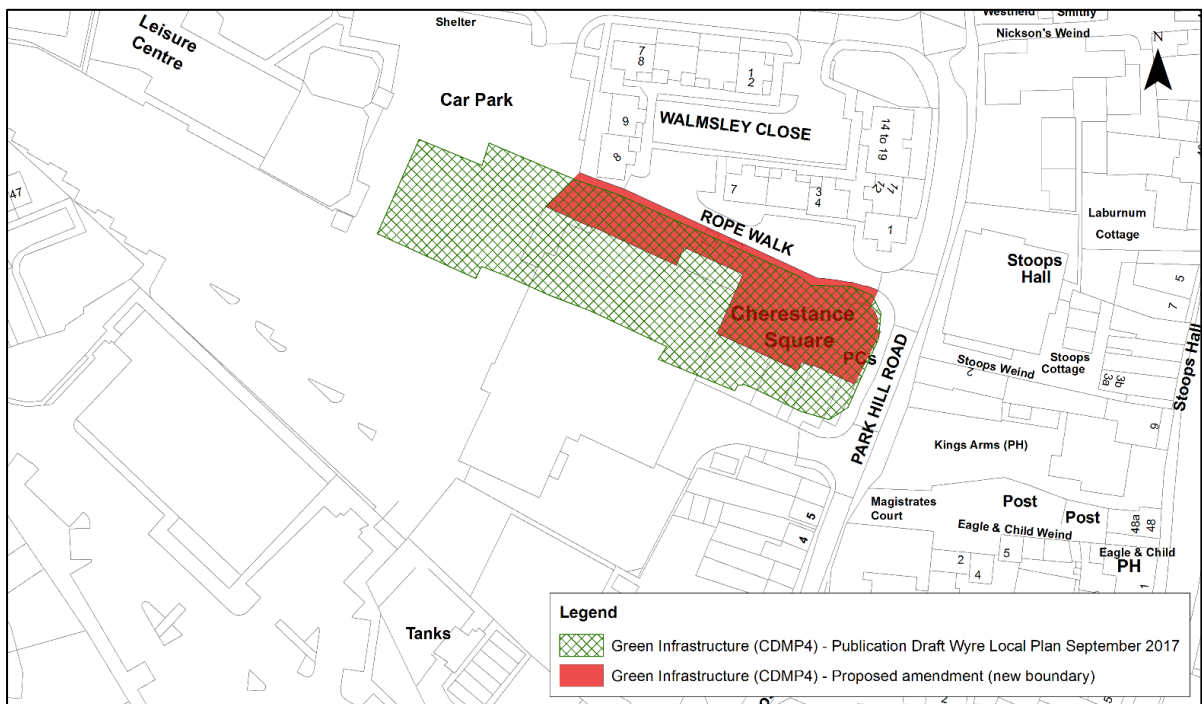
Site Ref	Site	Number of dwellings expected to be delivered by 2031	Total Site Capacity
SA1/1	West of Broadway, Fleetwood	25	25
SA1/2	Lambs Road/ Raikes Road, Thornton	360	437 <u>400</u>
SA1/3	Land between Fleetwood Rd North and Pheasant Wood, Thornton	153	153
SA1/4	Bourne Poacher, Thornton	42	42
SA1/5	South East Poulton, Poulton-le-Fylde	236	236
SA1/6	Land at Garstang Road, Poulton-le-Fylde	516	516
SA1/7	Land off Moorland Road (Rear of St. Johns Hall), Poulton-le-Fylde	48	48
SA1/8	Land South of Blackpool Road, Poulton-le-Fylde	454 <u>300</u>	454 <u>300</u>
SA1/9	South Stalmine, Stalmine	462 <u>180</u>	462 <u>180</u>
SA1/10	North of Garstang Road, Pilling	40	40
SA1/11	North of Norcross Lane, Norcross	295 <u>300</u>	338 <u>300</u>
SA1/12	Land at Arthurs Lane, Hambleton	165	165
SA1/13	Inskip Extension, Inskip	255 <u>155</u>	255 <u>155</u>
SA1/14	North of New Holly Hotel and Bodkin Cottage, Hollins Lane	38	38
SA1/15	Land East of Hollins Lane, Hollins Lane	51	51
SA1/16	West of Cockerham Road, Garstang	400 <u>260</u>	400 <u>260</u>
SA1/17	Land South of Prospect Farm, West of the A6, Garstang	53 <u>70</u>	53 <u>70</u>
SA1/18	South of Kepple Lane, Garstang	405 <u>125</u>	405 <u>125</u>
SA1/19	Bowgreave House Farm, Bowgreave	29 <u>27</u>	29 <u>27</u>
SA1/20	Garstang Road, Bowgreave	46	46
SA1/21	Land South of Calder House Lane, Bowgreave	49 <u>45</u>	49 <u>45</u>
SA1/22	Garstang Country Hotel and Golf Course, Bowgreave	95	95
SA1/23	Daniel Fold Farm, Daniel Fold Lane, Catterall	422 <u>117</u>	422 <u>117</u>
SA1/24	Daniel Fold Farm Phase 2, Daniel Fold Lane, Catterall	66	66
SA1/25	Land off Garstang Road, Barton	72	72
SA1/26	Land Rear of Shepherds Farm, Barton	34	34
SA1/27	Land Rear of 867 Garstang Road, Barton	26	26
Total		3337 <u>3,502</u>	3457 <u>3,542</u>

Appendix D - Policies Map amendments (inset plans*)

Mod Ref: MM/094



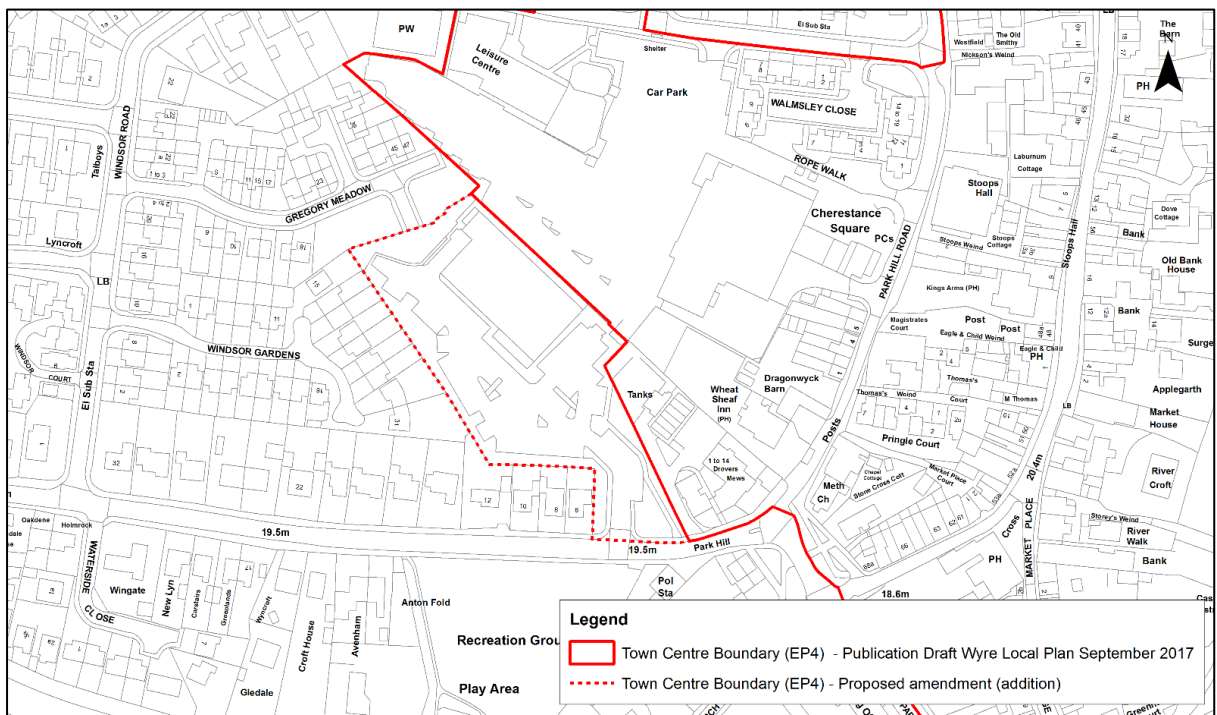
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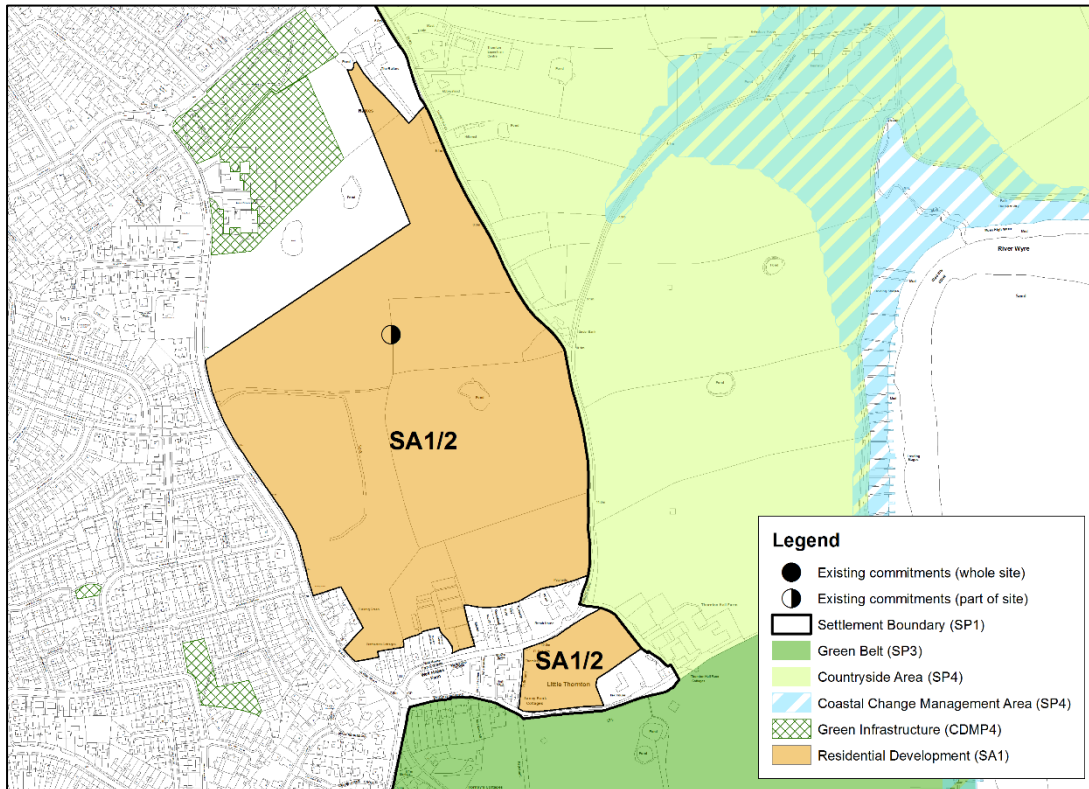


Mod Ref: MM/096

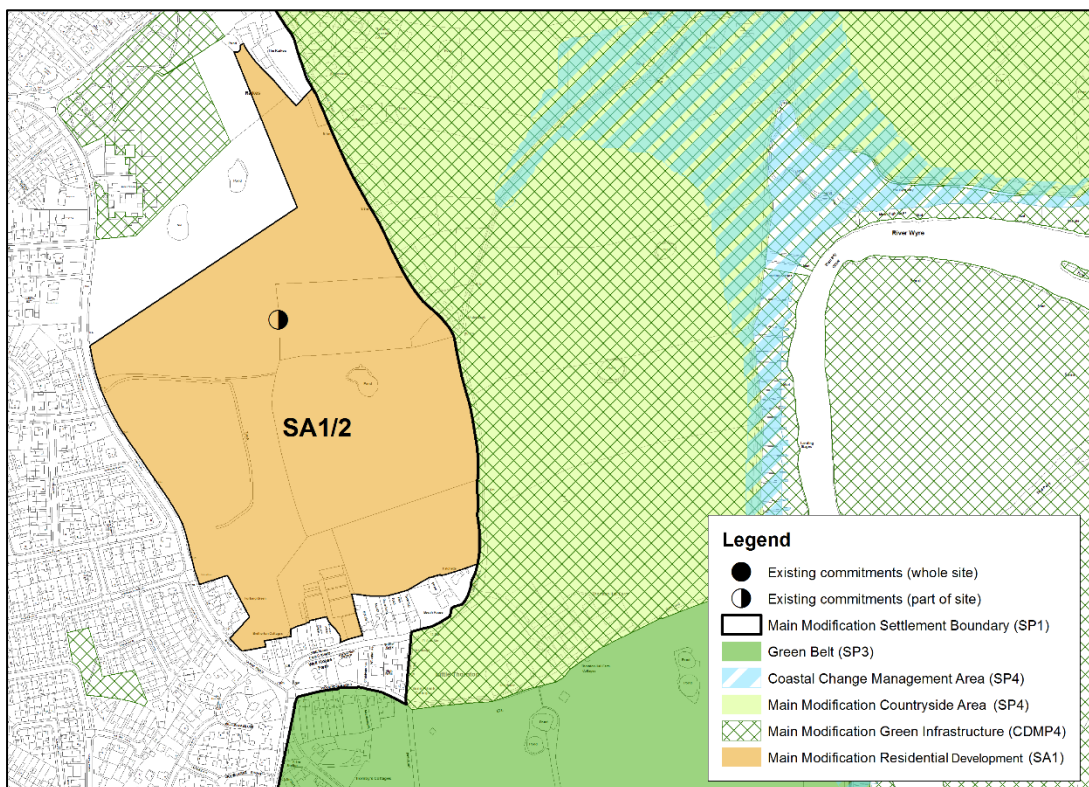


Mod Ref: MM/098



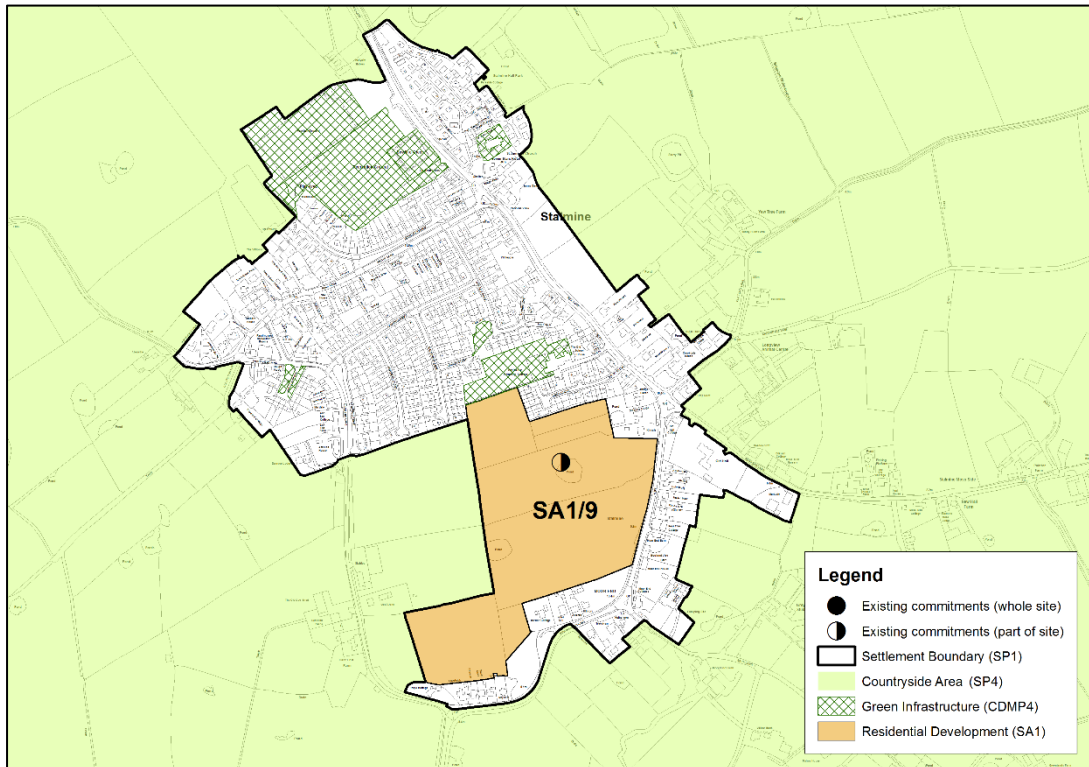


Main modifications to Polices Map (extract)

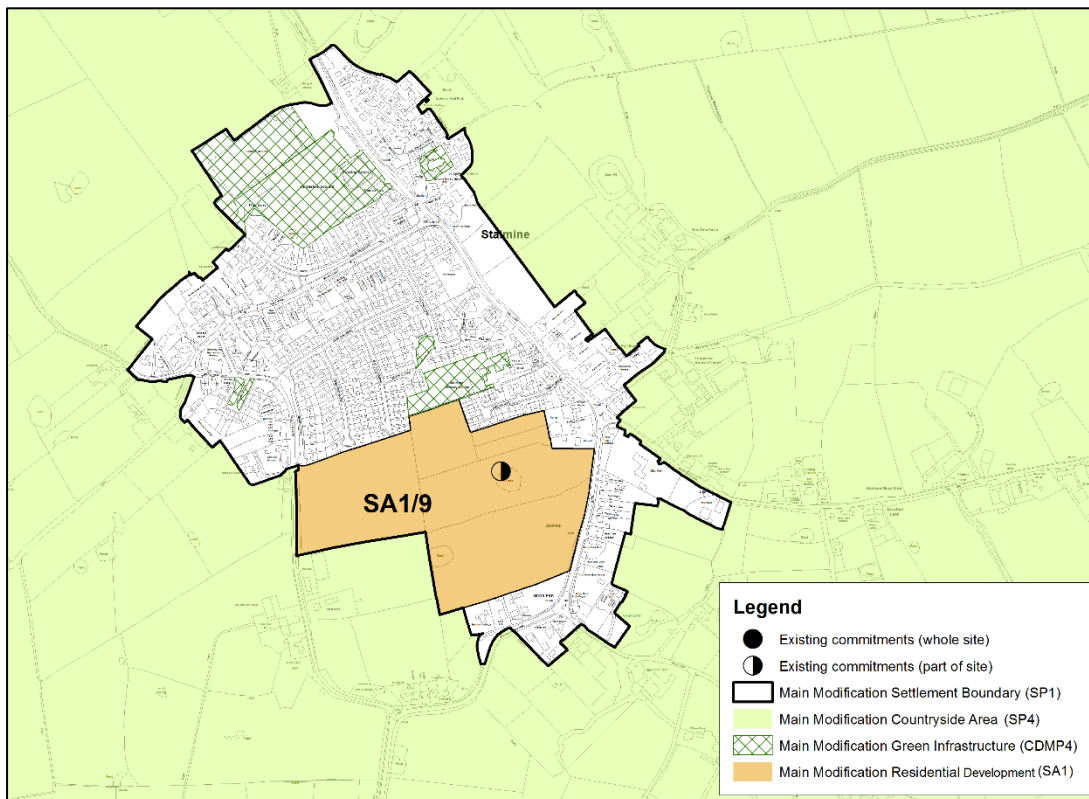


Mod Ref: MM/100

Publication (extract) Policies Map

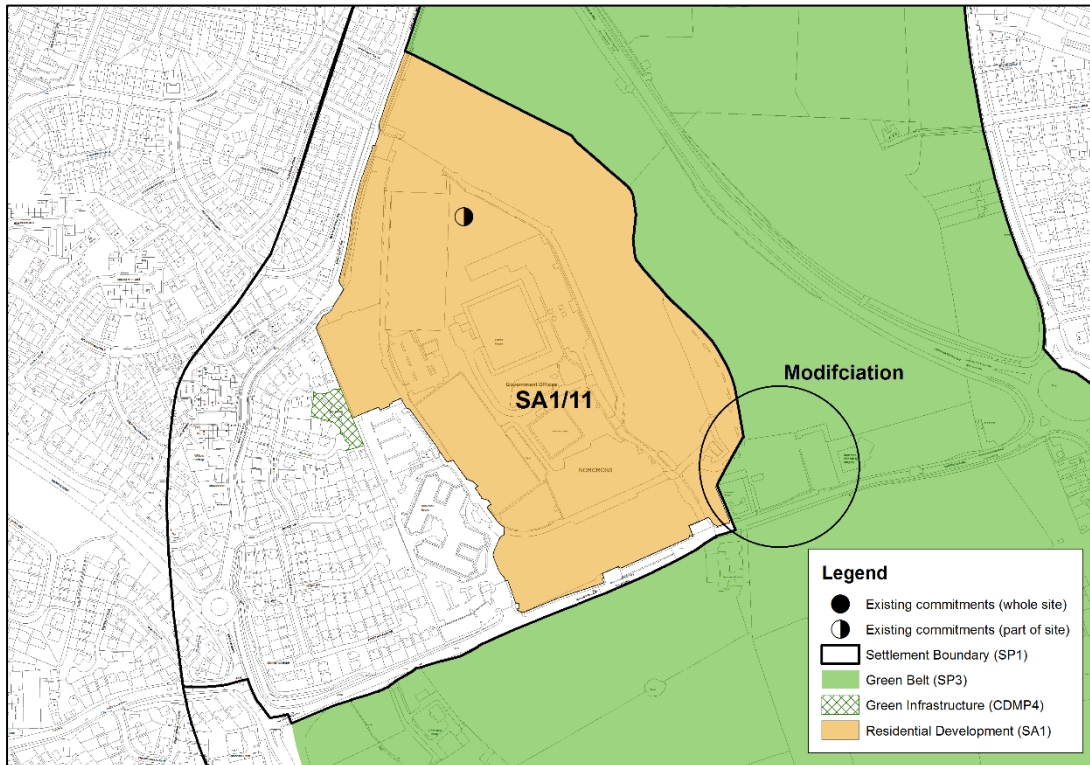


Main modifications to Polices Map (extract)

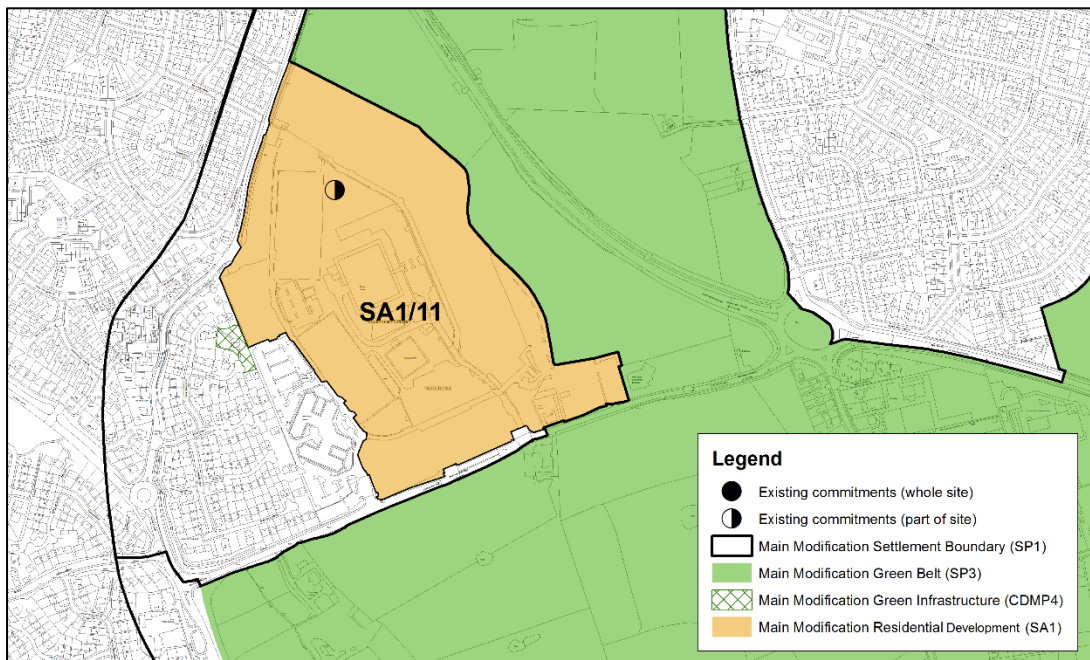


Mod Ref: MM/101

Publication (extract) Policies Map

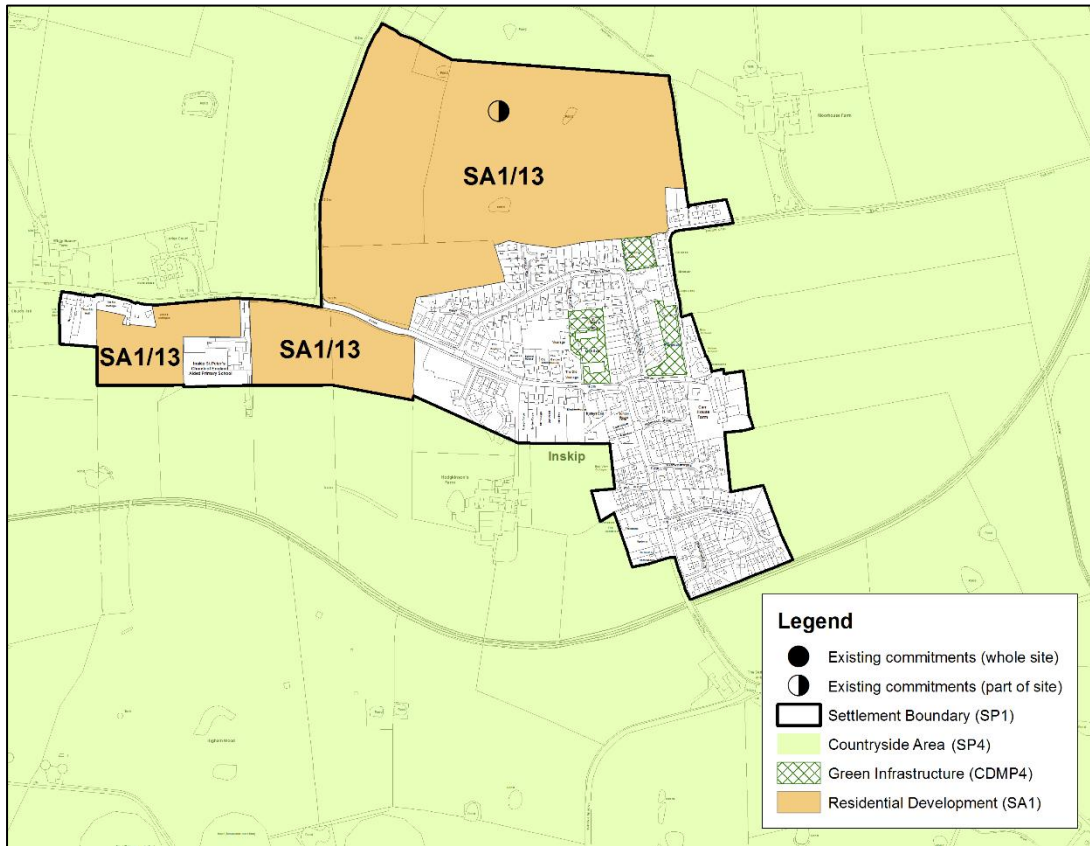


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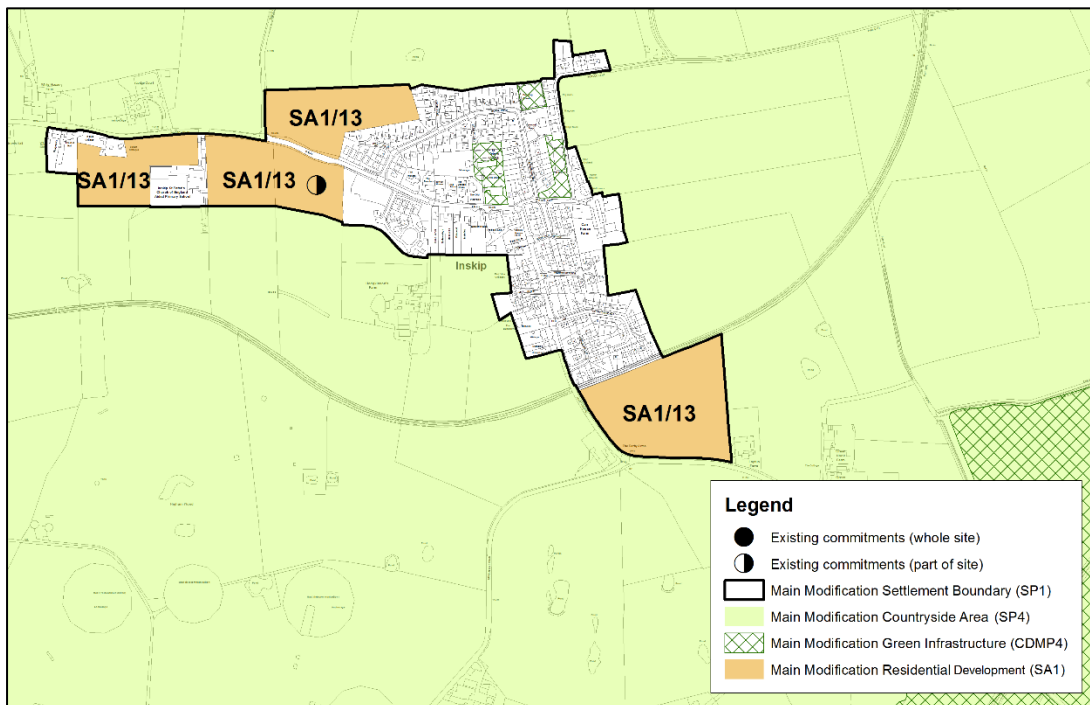


Mod Ref: MM/102

Publication (extract) Policies Map

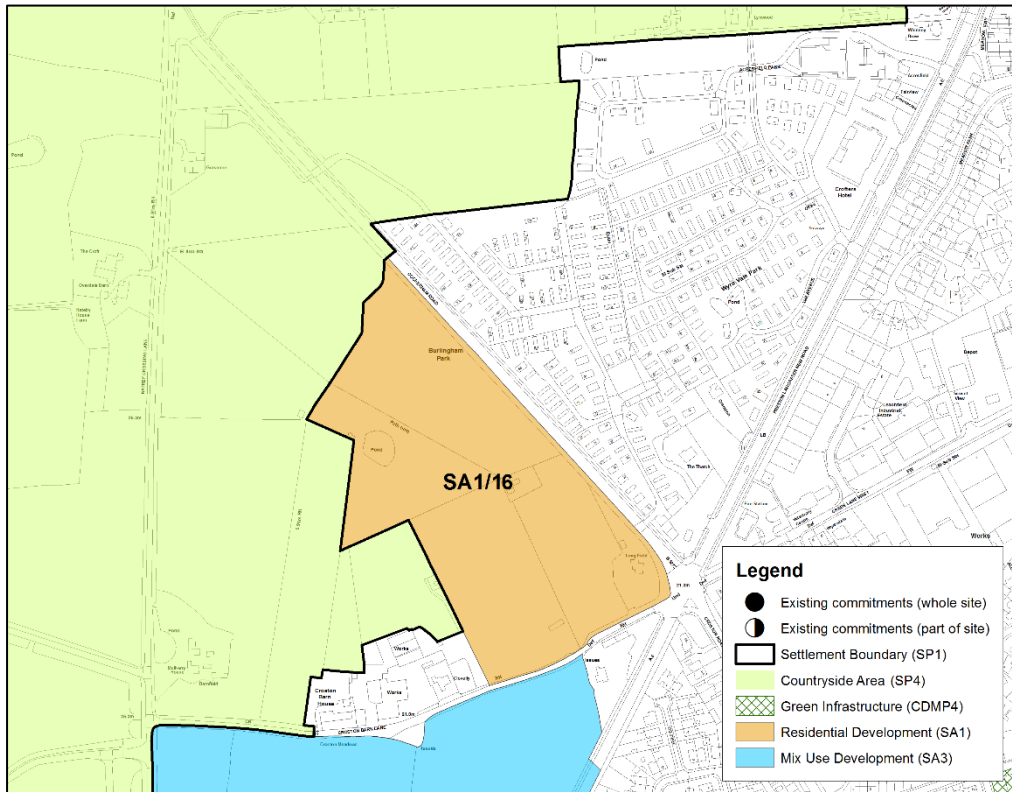


Main modifications to Policies Map (extract)

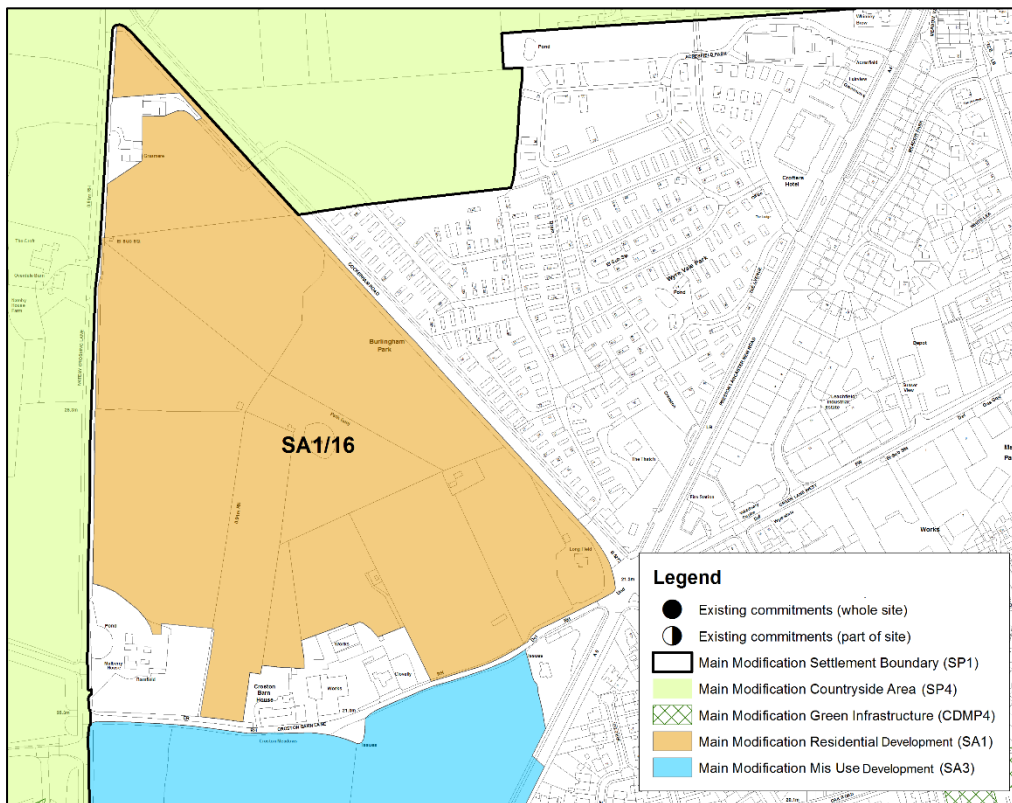


Mod Ref: MM/103

Publication (extract) Policies Map

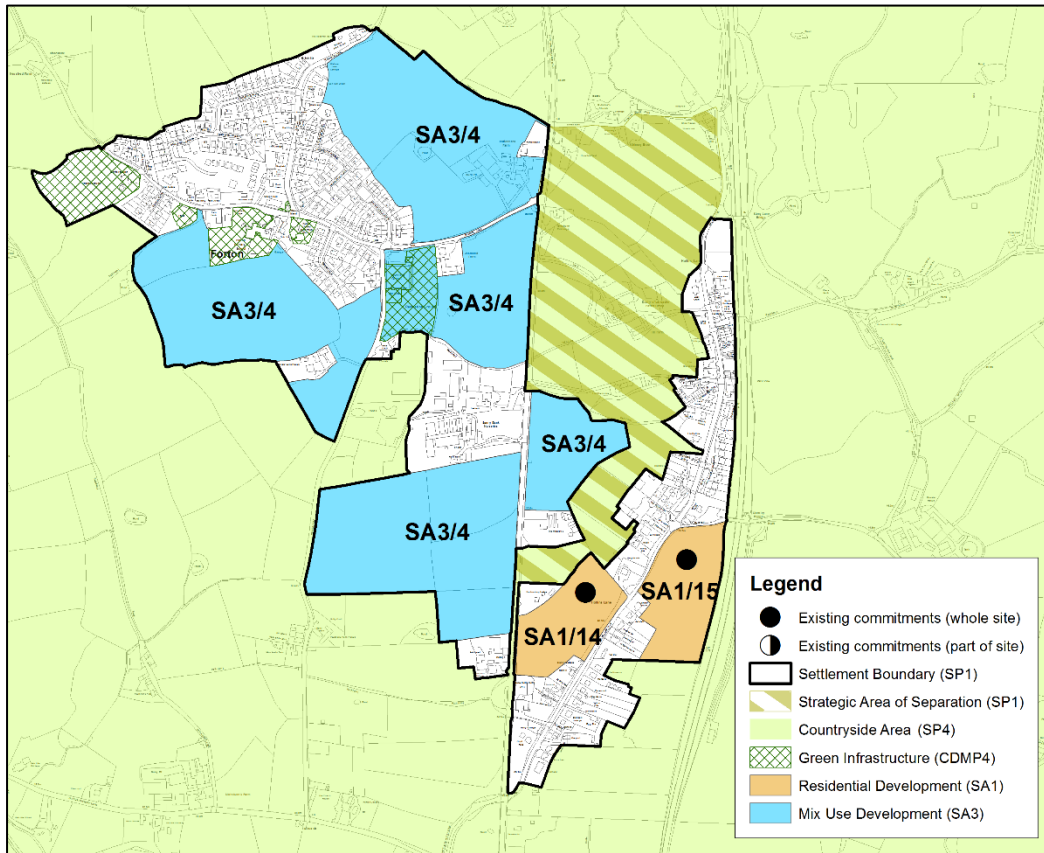


Main modifications to Polices Map (extract)

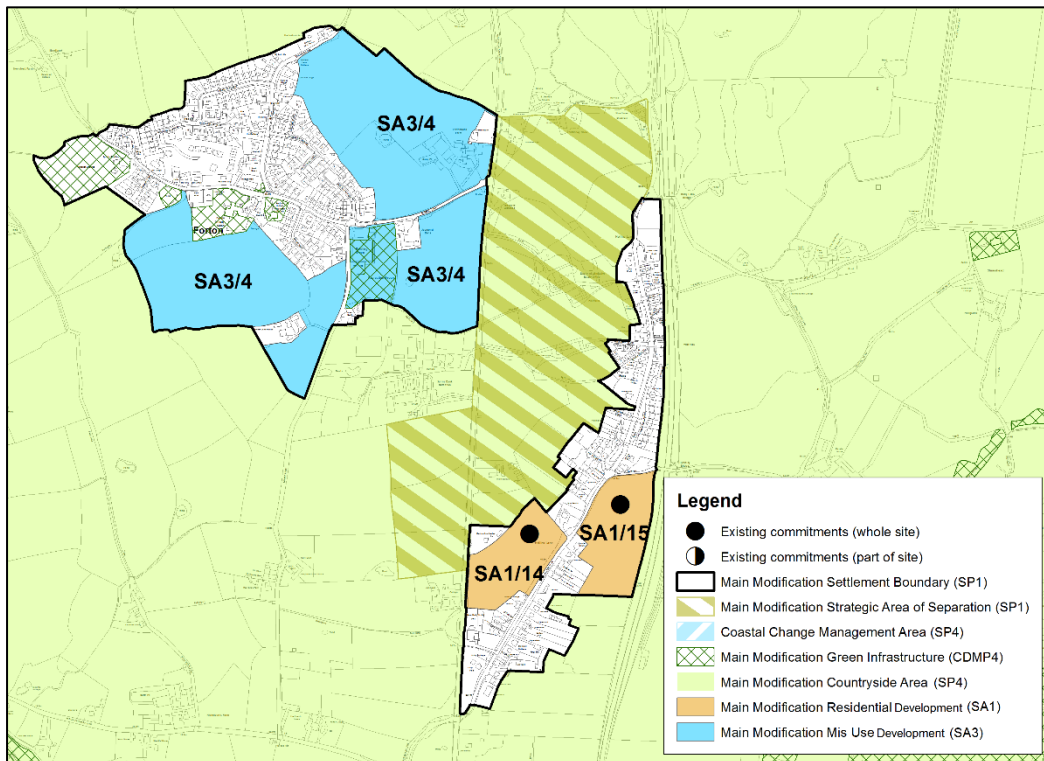


Mod Ref: MM/104

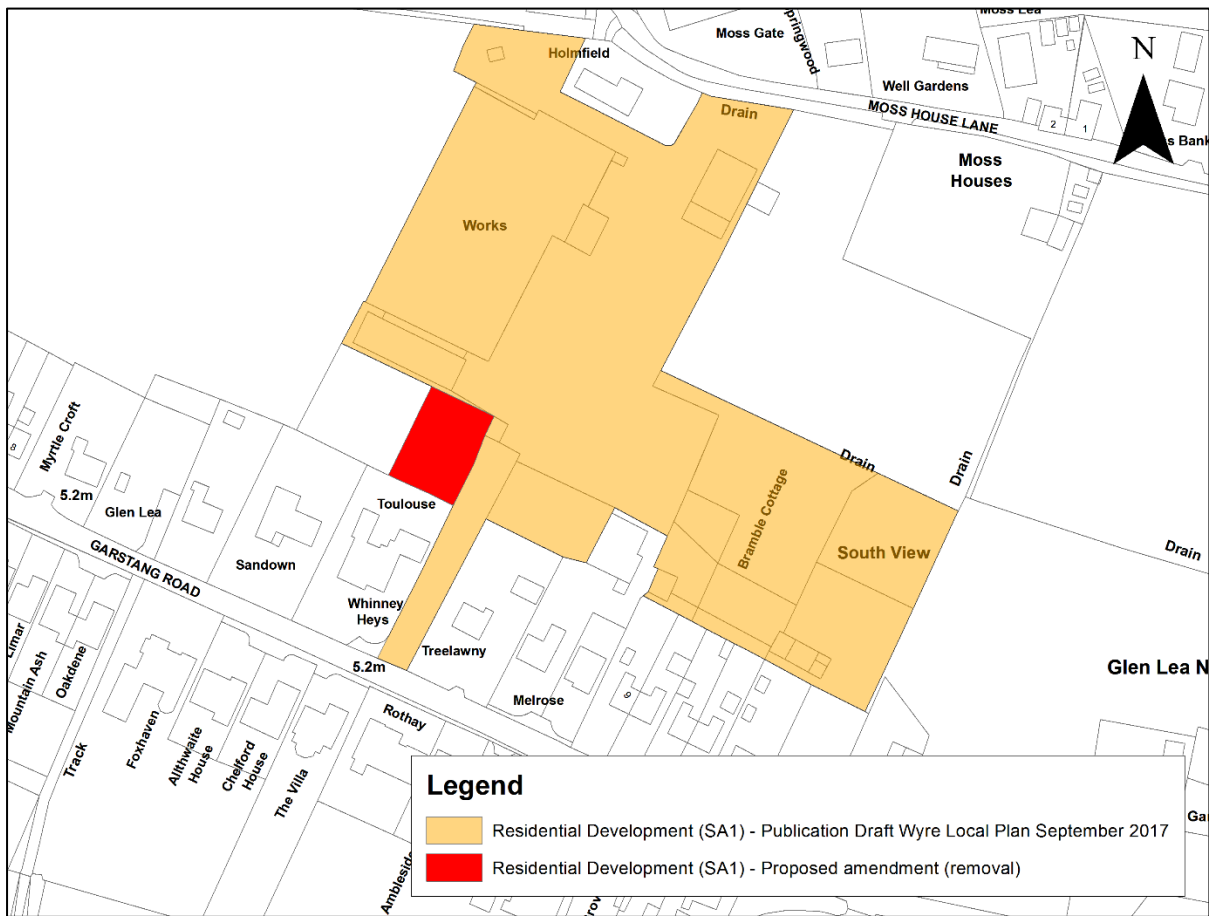
Publication (extract) Policies Map



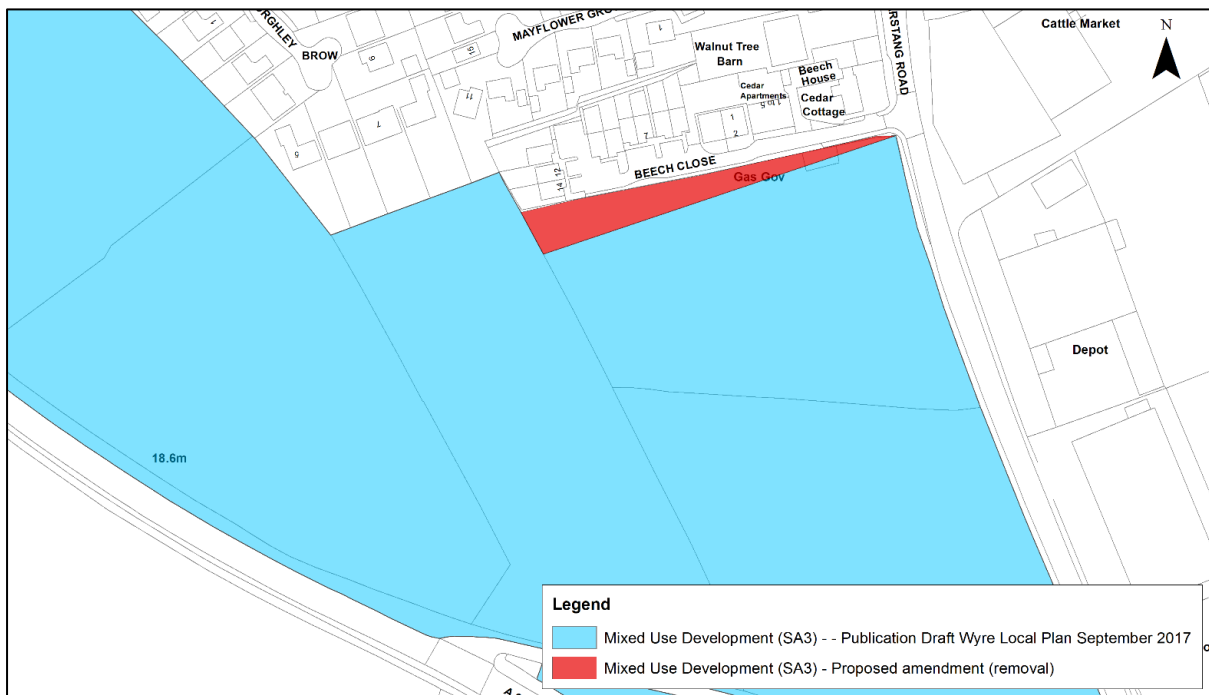
Main modifications to Polices Map (extract)



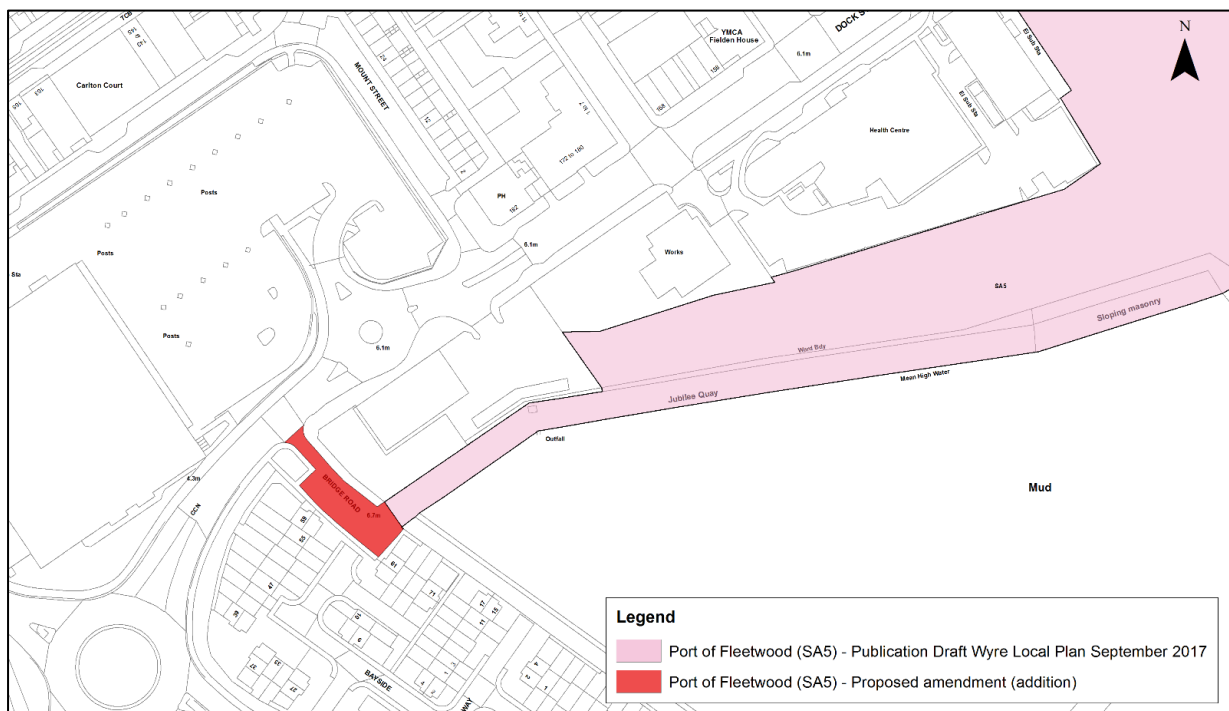
Mod Ref: MM/105



Mod Ref: MM/116



Mod Ref: MM/107

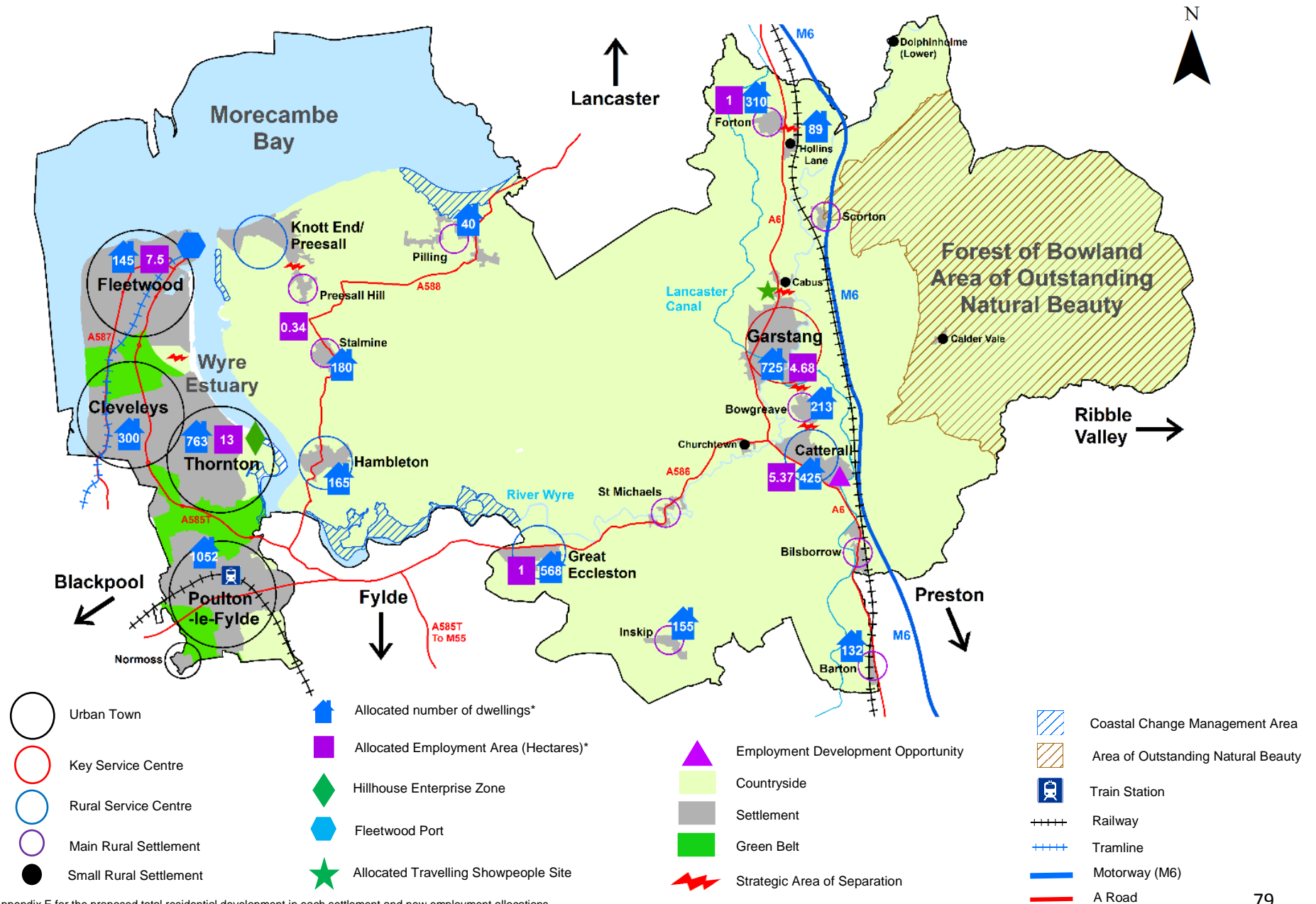


Mod Ref: MM/108



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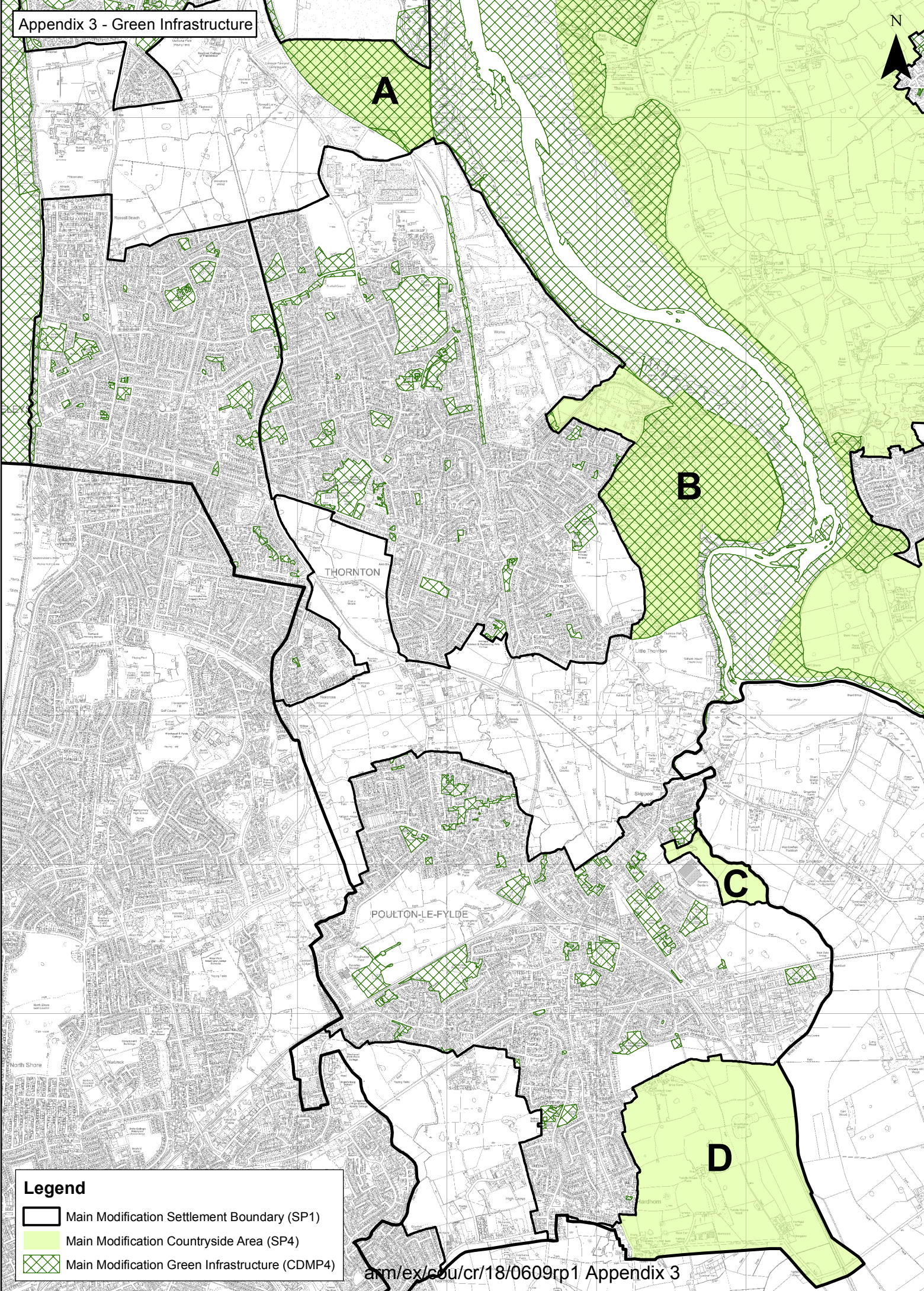
Appendix E: Key Diagram (MM/003)






*See Appendix E for the proposed total residential development in each settlement and new employment allocations.

Appendix F – Green Infrastructure Policies Map amendments (MM/097)

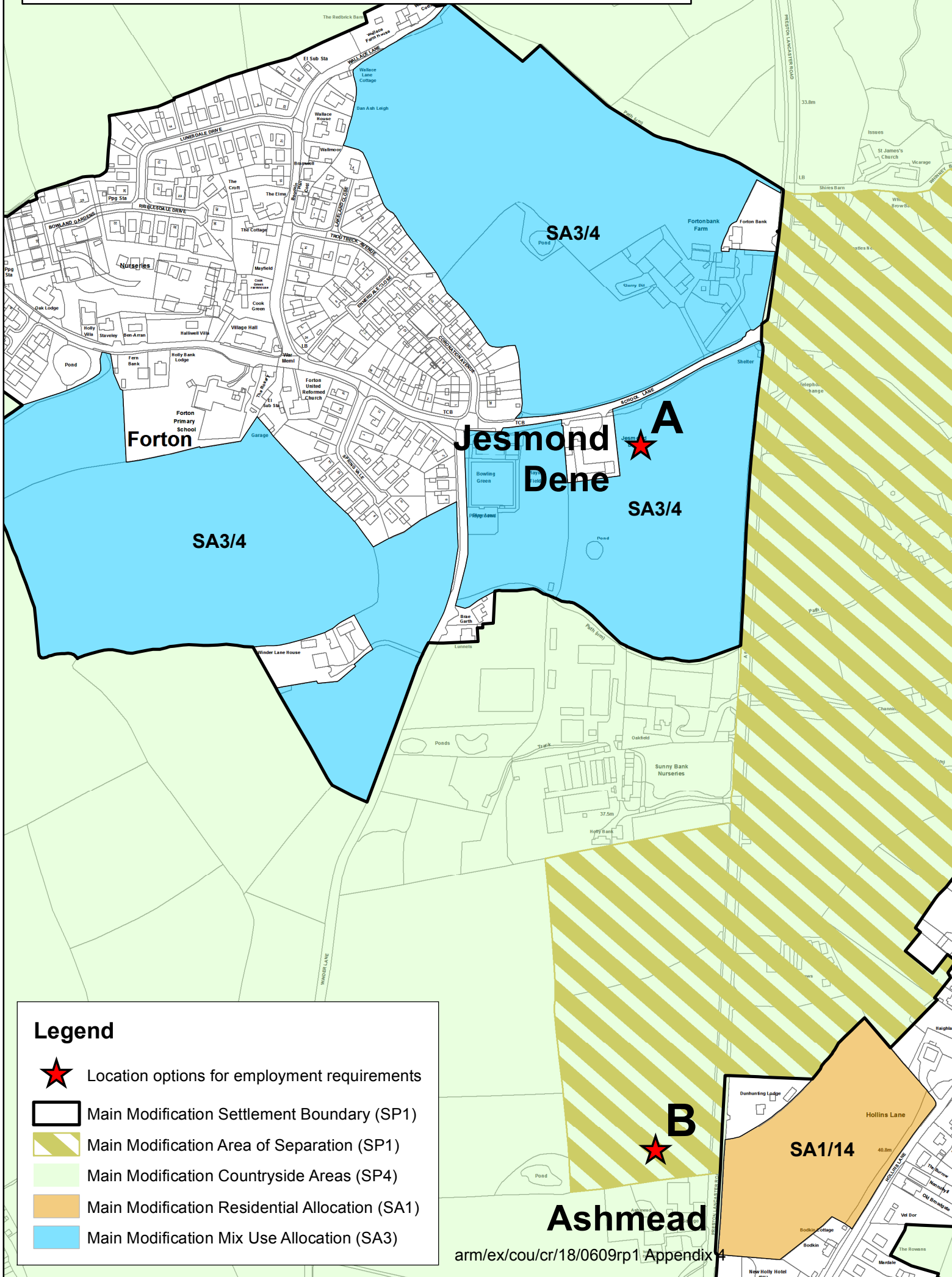
See A0 Plan of Proposed Green Infrastructure









- Legend**
-  Main Modification Settlement Boundary (SP1)
 -  Main Modification Countryside Area (SP4)
 -  Main Modification Green Infrastructure (CDMP4)

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Appendix 4 - Location options for employment requirements



Legend

-  Location options for employment requirements
-  Main Modification Settlement Boundary (SP1)
-  Main Modification Area of Separation (SP1)
-  Main Modification Countryside Areas (SP4)
-  Main Modification Residential Allocation (SA1)
-  Main Modification Mix Use Allocation (SA3)

Ashmead

arm/ex/cou/cr/18/0609rp1 Appendix 4