

## Council meeting - 6 September 2018

### Item 10 - Wyre Local Plan (2011 – 2031) – Proposed Main Modifications

#### Update to the Schedule of Main Modifications.

Subsequently to agenda item 10 being published, there are amendments to three proposed modifications – 008, 026, 062 detailed below. The Schedule of Main Modifications to be considered and approved is hereby amended.

Mod Ref	Part of Plan	Original Proposed Main Modification Text	Replacement Proposed Main Modification Text
MM/008	SP3 Green Belt	<p>Modified text (deleted text shown as <del>strikethrough</del>, additional text shown <u>underlined</u>).</p> <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:            “3. The construction of new buildings is inappropriate development except <u>for categories of development defined in national policy</u>. Where limited affordable housing is <u>defined as appropriate development it will need to comply with Policy HP4</u>.</p> <p>a) <del>buildings for agriculture and forestry;</del>            b) <del>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;</del></p>	<p>Modified text (deleted text shown as <del>strikethrough</del>, additional text shown <u>underlined</u>).</p> <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 2 to read:            “Any development <u>permitted in the Green Belt</u> <del>will only be granted planning permission where it should</del> meet s the requirements of the Core Development Management Policies and <u>seek to minimise the impact on</u> <del>it is demonstrated that it will preserve the openness of the Green Belt and will not give rise to a</del> <u>any</u> conflict with the purposes of including land within it.”</p> <p>Amend Policy SP3, Point 3 to read:            “3. The construction of new buildings is inappropriate development except <u>for categories of development defined in national policy</u>. Where limited affordable housing is defined as</p>

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		<p>Modified text (deleted text shown as strikethrough, additional text shown <u>underlined</u>).</p> <p><del>e) 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;</del>  <del>d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;</del>  <del>e) limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or</del>  <del>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."</del></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;</p>	<p>Modified text (deleted text shown as strikethrough, additional text shown <u>underlined</u>).</p> <p><u>appropriate development it will need to comply with Policy HP4.</u>  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:</p>

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		<p>Modified text (deleted text shown as <del>strikethrough</del>, additional text shown <u>underlined</u>).</p> <p><del>d) the re-use of buildings provided that the buildings are of permanent and substantial construction; and</del>  <del>e) development brought forward under a Community Right to Build Order.”</del></p> <p>Amend Policy SP3, Point 5 to read:  “4. <del>Unless material considerations indicate otherwise planning permission will be granted for</del> <u>The need for development that is demonstrated as being necessary for the continued operational of an</u> <del>development that is demonstrated as being necessary for the continued operation of an educational establishment</del> <u>will be a significant consideration in determining whether very special circumstances exist</u> within the Green Belt.”</p> <p>Amend Policy SP3, Point 6 to read:  “5. <del>The Council will permit</del> <u>need for service infrastructure</u> 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>	<p>Modified text (deleted text shown as <del>strikethrough</del>, additional text shown <u>underlined</u>).</p> <p><del>“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:</del>  <del>a) mineral extraction;</del>  <del>b) engineering operations;</del>  <del>c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;</del>  <del>d) the re-use of buildings provided that the buildings are of permanent and substantial construction; and</del>  <del>e) development brought forward under a Community Right to Build Order.”</del></p> <p>Amend Policy SP3, Point 5 to read:  “4. <del>Unless material considerations indicate otherwise planning permission will be granted for</del> <u>The need for development that is demonstrated as being necessary for the continued operational of an</u> <del>development that is demonstrated as being necessary for the continued operation of an educational establishment</del> <u>will be a significant consideration in determining whether very special circumstances exist</u> within the Green Belt.”</p> <p>Amend Policy SP3, Point 6 to read:</p>

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MM/026	Housing (7.4 Affordable Housing and Policy HP3 Affordable Housing)	<p>Amend para. 7.4.2 to read:  “Policy HP3 requires developments of <del>10</del> <u>11</u> or more dwellings to provide affordable housing.”</p> <p>Amend Policy HP3, Point 1 to read:  “Affordable housing <u>should</u> <del>will</del> be <u>provided</u> <del>achieved</del> <del>through</del> on-site <del>provision</del>, <del>or</del> <u>Exceptionally</u> where it has been demonstrated that.....”</p> <p>Amend Policy HP3, Point 2 to read:  “<del>All</del> <u>New</u> residential development of <del>10-11</del> <u>dwellings (net)</u> or more will be required to contribute towards meeting the identified need for affordable housing in accordance with the table below<sup>49</sup>”</p> <p>Amend table at Policy HP3, Point 2 to read:</p>	<p>“5. The <del>Council will permit</del> <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> <p>Amend para. 7.4.2 to read:  “Policy HP3 requires developments of <del>10</del> <u>11</u> or more dwellings to provide affordable housing.”</p> <p>Amend Policy HP3, Point 1 to read:  “Affordable housing <u>should</u> <del>will</del> be <u>provided</u> <del>achieved</del> <del>through</del> on-site <del>provision</del>, <del>or</del> <u>Exceptionally</u> where it has been demonstrated that.....”</p> <p>Amend Policy HP3, Point 2 to read:  “<del>All</del> <u>New</u> residential development of <del>10-11</del> <u>dwellings (net)</u> or more will be required to contribute towards meeting the identified need for affordable housing in accordance with the table below<sup>49</sup>”</p> <p>Amend table at Policy HP3, Point 2 to read:</p>

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		<p>Delete Policy HP3, Point 3:  <del>“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.”</del></p> <p>Amend Policy HP3, Point 4 to read:  <del>“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.....”</del></p>			<p>Delete Policy HP3, Point 3:  <del>“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.”</del></p> <p>Amend Policy HP3, Point 4 to read:  <del>“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.....”</del></p>																																				

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MM/062	Site Allocations (SA1/13 – Inskip Extension)	<p>Amended plan</p> <p>Amend Site Area to read:  <del>“17.79</del> <u>9.46</u> Hectares”</p> <p>Amend Site Capacity to read:  <del>“255</del> <u>155</u> dwellings”</p> <p>Amend Site Description to read:  “<del>The allocation consists of three</del> <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:  “<del>The three</del> <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> <del>The land directly east of the existing school should only be used for the creation of a village green, whilst the land</del> immediately to the west of the school should only be used for an extension to the primary school. <u>The development</u></p>	<p>Amended plan</p> <p>Amend Site Area to read:  <del>“17.79</del> <u>9.46</u> Hectares”</p> <p>Amend Site Capacity to read:  <del>“255</del> <u>155</u> dwellings”</p> <p>Amend Site Description to read:  “<del>The allocation consists of three</del> <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:  “<del>The three</del> <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> <del>The land directly east of the existing school should only be used for the creation of a village green, whilst the land</del> immediately to the west of the school should only be used for an extension to the primary school. <u>The development should incorporate an appropriate</u></p>

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		<p>Modified text (deleted text shown as <del>strikethrough</del>, additional text shown <u>underlined</u>).</p> <p><u>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:  “The <u>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 <del>400sq. m.</del> <u>500sq.m.</u> gross , and....”</p> <p>Amend Key Development Considerations 10 and 11 and new 12 to read:  “<u>9. 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></p>	<p>Modified text (deleted text shown as <del>strikethrough</del>, additional text shown <u>underlined</u>).</p> <p><u>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:  “The <u>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>Delete Key Development Consideration 6:  “<del>A project level Habitat Regulation Assessment (HRA) may be required.</del>”</p> <p>Amend Key Development Consideration 8 to read:  “.....include a small convenience store of not more than <del>400sq. m.</del> <u>500sq.m.</u> gross , and....”</p> <p>Amend Key Development Considerations 10 and 11 and new 12 to read:  “<u>9. The following should be taken into account in preparing the masterplan and planning application:</u></p>

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		<p>Modified text (deleted text shown as <del>strikethrough</del>, additional text shown <u>underlined</u>).</p> <p>b) That <del>P</del> parts of the site are designated as a Mineral Safeguarding Area.</p> <p>c) That <del>Although</del> the site <del>does not contain known heritage assets</del> it may contain archaeological findings.</p> <p>d) <u>Consultation Zone restrictions associated with an Ethylene pipeline crossing the parcel of land opposite the Derby Arms public house."</u></p>	<p>Modified text (deleted text shown as <del>strikethrough</del>, additional text shown <u>underlined</u>).</p> <p>a) <u>A Public Right of Way (2-15-FP 34) abuts the eastern boundary of the site (northern parcel).</u></p> <p>b) That <del>P</del> parts of the site are designated as a Mineral Safeguarding Area.</p> <p>c) That <del>Although</del> the site <del>does not contain known heritage assets</del> it may contain archaeological findings.</p> <p>d) <u>Consultation Zone restrictions associated with an Ethylene pipeline crossing the parcel of land opposite the Derby Arms public house."</u></p>