

# **PLANNING DECISIONS ON APPLICATIONS REFERRED TO THE PLANNING COMMITTEE - UPDATE SHEET**

**EMERGENCY POWERS DECISION DATE: 6 May 2020**

<b>APPLICATION NO.</b>	<b>TEAM LEADER</b>	<b>ITEM NO.</b>	<b>PAGE NOS.</b>
16/00241/OULMAJ	LYNDSEY HAYES	1	47-123

## **ADDITIONAL REPRESENTATIONS**

Following the publication of the Agenda, five additional representations have been received raising the following concerns:

- Impact on existing infrastructure which is already at capacity / oversubscribed / no expansions planned
- Increase in traffic from the development causing more congestion, road accidents and air pollution on what is already a busy local highway network
- Concern about the safety of the additional cycle and pedestrian crossing points
- Harm to local countryside
- Nearby developments (housing and retail) stand empty so no need for further development
- Concerns about increased surface water runoff on neighbouring land, properties and villages
- Impact from the drive-thru coffee shop on Garstang Town Centre
- Impact on wildlife

These matters are appropriately dealt with in the main report and raise no new issues. A summary of the consideration of these issues is set out below.

Any additional infrastructure (identified by the relevant local education, highway and health authorities as being required) to mitigate the development is being provided for by way of on/off-site provision or financial contribution. LCC Highways have assessed the scheme including the siting of the proposed pedestrian crossings across the A6 in terms of highway capacity, safety and sustainable travel and deem it to be acceptable subject to a number of off-site highway works and site access details to be agreed (secured by conditions and section 106 contributions).

The site is not designated countryside following the adoption of the Wyre Local Plan in February 2019. Land to the west remains countryside and so one of the considerations in any subsequent reserved matters applications relating to siting, scale, landscaping and appearance details will be to ensure the development provides an appropriate transition between the urban area and countryside beyond.

Notwithstanding any neighbouring developments having unsold or empty properties / retail units, the need for this development to meet Wyre's future housing and employment growth over the plan period to 2031 is established in the Wyre Local Plan. The scale of the coffee shop and the retail unit is designed to meet the neighbourhood catchment and is below the policy threshold requiring an impact assessment on Garstang town centre.

In terms of concerns about flooding, appropriate conditions will require a detailed drainage and management scheme to be agreed and implemented. This will include the requirement for water to be held on site and released at a controlled rate to mimic the existing greenfield run-off rate so as not to put any additional pressure on the watercourses and drainage network.

Finally in terms of impact on wildlife appropriate ecology surveys have been carried out and reviewed by professional ecology advisors who raise no concerns subject to conditions to ensure appropriate habitat mitigation and compensation is provided for in the new development.