

Report of:	Meeting	Date
Marianne Hesketh, Corporate Director Communities	Delegated to Garry Payne, Chief Executive under emergency powers	24 July 2020

<b>Forton Extension Masterplan</b>
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**1. Purpose of report**

- 1.1 To seek approval of the Masterplan for Local Plan allocation SA3/4 Forton Extension.

**2. Outcomes**

- 2.1 An approved Masterplan that will be a material planning consideration in the consideration of planning applications on the site.

**3. Recommendations**

- 3.1 That the Forton Extension Masterplan be approved.
- 3.2 That powers be delegated to the Head of Planning Services to make minor editorial amendments and corrections if necessary to the Masterplan prior to publication.

**4. Background**

- 4.1 The adopted Wyre Local Plan (2011-2031) requires residential and mixed use site allocations proposing more than 50 dwellings to be brought forward in line with a Masterplan approved by the council. To inform the Masterplan process the council has produced 'Guidance on the Preparation of Masterplans'. This was approved by Cabinet on 5 September 2018 and was updated on 9 May 2019 (approval granted under delegated authority to the Portfolio Holder). It has been used by officers with landowners, developers and other interested parties to inform the development of Masterplans to date.
- 4.2 This report seeks approval for the Masterplan relating to Local Plan site allocation SA3/4 Forton Extension. The site is a mixed use allocation for 310 dwellings and one hectare of employment land. The allocation also

requires land for an extension to the village primary school and the provision of a neighbourhood centre comprising a small convenience store, community hall, and, if required, a health facility.

## **5. Key issues and proposals**

- 5.1** The Local Plan allocates land at Forton as described above at 4.2.
- 5.2** The allocation policy for SA3/4 lists a series of Key Development Considerations, of which the first is that: “The site is to be brought forward in line with a Masterplan to be produced covering the whole of the site. The Masterplan must be agreed by the local planning authority prior to the granting of planning permission for any part of the site. The masterplan should ensure unfettered access between the various parcels and prevent the formation of ransom strips”.
- 5.3** The masterplan process has followed that set out in the masterplan guidance referred to above and has been led by Hollins Strategic Land, a the land promotion company with an interest in a significant part of the allocation north and south of School Lane, in co-operation with the other landowner parties.
- 5.4** The production of the Forton Extension Masterplan has been a collaborative process between the majority of landowners and their representatives, Wyre Council and key stakeholders, including the Parish Council and the local education and highways authorities.
- 5.5** The Masterplan for SA3/4 is a detailed document that provides the physical and policy context, describes a vision and objectives for the masterplan, establishes key design principles, establishes the Masterplan framework which identifies the broad location of the different land uses, indicates how the movement network will function, provides key principles relating to the provision of infrastructure, and provides a framework for delivery.
- 5.6** Developing the Forton Extension Masterplan has involved engagement with stakeholders and the wider community. A formal public consultation on a draft Masterplan was held over a five week period between 16 December 2019 and 20 January 2020.
- 5.7** The consultation involved notifying those individuals and organisations on the local plan consultation database of the draft Masterplan and providing the opportunity to comment using official comment forms. Numerous paper copies of the form and summary leaflet were made available in both Forton and the adjacent Hollins Lane. Copies of the Masterplan were also made available in Forton. The Masterplan and consultation material were made available on the council’s website. The consultation was publicised via a press release and social media. Respondents were able to return comment forms to the council electronically, by post and through ballot boxes located in Forton and Hollins Lane. Forton Parish

Council held an event whereby members of the local community could view the Masterplan and consultation material and obtain copies of the summary leaflet and comment form.

**5.8** Responses were received from 68 organisations and residents. A number of responses were against the principle of development. However the site is allocated in the adopted local plan and as such the principle has already been accepted. A summary of the issues raised has been published on the Wyre Council website.

**5.9** Some strong themes emerged from the consultation centred on:

- Drainage and Blue Infrastructure
- Environment including Green Infrastructure
- Highways and Movement
- Non-residential uses

**5.10** As a result of the consultation, the following key amendments have been made to the Masterplan:

- A clearer expression of the overarching spatial strategy.
- Parcel B is identified as the preferred location for the community hall.
- Amended/new design principles relating to:
  - School Lane/A6 junction, including gateway design.
  - Pedestrian connectivity across the A6.
  - Sustainable drainage.
- The addition of key principles for infrastructure delivery.
- A stronger emphasis on the need to co-ordinate the delivery of infrastructure across different development parcels, including a new masterplan objective.
- A stronger emphasis on the link between green and blue infrastructure.
- A clearer description of the blue infrastructure strategy.
- A stronger emphasis on the need for good quality design in the employment area.
- Preference for a left-hand turn lane from School Lane onto the A6
- Additional detail to guide the delivery and construction of the Forton Trail.
- An updated delivery section.

**5.11** It is noted that the purpose of a masterplan is not to provide a detailed scheme for development. As such elements have to be seen as “indicative” or “illustrative”. Nevertheless, the masterplan framework establishes by way of a plan and narrative the location of the key uses, areas of land and habitat to be protected from development, general access and highway arrangements and the broad location of the green infrastructure. Key features of the Forton Extension Masterplan are:

- The development of a community hall, with a preferred location south of School Lane on land forming part of the recreation ground.
- Land identified for an extension to the village primary school if needed (subject to an Education Authority assessment of need).
- Convenience store to the north of School Lane, forming a village hub with the Community Hall. The detailed design of the community hub will be a matter for future planning applications.
- The development of an employment area south of School Lane, close to its junction with the A6.
- Significant areas of Green Infrastructure providing green corridors throughout the development parcels and incorporating play provision.
- The Forton Trail, to be designed for multiple users that will provide a leisure route linking the different development parcels and existing village.
- A recognition of the need to treat the edges of the development with sensitivity, particularly where the site abuts the countryside, with landscape buffers and lower density housing.

**5.12** It is noted that the Local Plan has been subject to a sustainability appraisal and equality impact assessment. Whilst the development of the allocated site subject to the Masterplan will not have significant implications on matters of sustainability, climate change and equalities, these have been considered as part of the local plan process.

<b>Financial and legal implications</b>	
Finance	There are no financial implications arising directly from this report.
Legal	If approved, the Masterplan will be a material planning consideration in the consideration of planning applications on the site.

### **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.

<b>risks/implications</b>	<b>✓ / x</b>
community safety	<b>x</b>
equality and diversity	<b>✓</b>

<b>risks/implications</b>	<b>✓ / x</b>
asset management	<b>x</b>
climate change	<b>x</b>

sustainability	✓
health and safety	x

ICT	x
data protection	x

### **Processing Personal Data**

In addition to considering data protection along with the other risks/ implications, the report author will need to decide if a 'privacy impact assessment (PIA)' is also required. If the decision(s) recommended in this report will result in the collection and processing of personal data for the first time (i.e. purchase of a new system, a new working arrangement with a third party) a PIA will need to have been completed and signed off by Data Protection Officer before the decision is taken in compliance with the Data Protection Act 2018.

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<b>List of background papers:</b>		
name of document	date	where available for inspection
None		

### **List of appendices**

Forton Extension Masterplan