

Wyre Local Plan – Issues and Options 2024

Forton Parish Council have reviewed the Local Plan Issues and Options document and comment as follows:-

1. Why is it necessary to launch a new Local Plan now? The existing plan- which involved extensive consultation 5 years ago- still has 7 years to go. Clearly work on this new plan started at least a year ago- well before the election.
2. What evidence is there on the level of demand for house building in Wyre and how does this compare with the new housing target?
3. Residents are concerned that the scale of development along the A6 corridor will result in continuous development from Lancaster to Preston. So, it is essential that the Strategic Area of Separation policy in the current Local Plan continues to prevent towns and villages coalescing and losing their identities.
4. The houses being built and those that are planned in the new areas are the wrong kind of houses in the wrong places at the wrong price. They will compromise the safety of people in the area due to their siting and the lack of suitable infrastructure particularly with regard to the roads and access onto the A6 which affect all the new sites identified.
5. Why another green field development? Could consideration be given to invest in new housing in struggling areas such as Blackpool, Fleetwood and Morecambe where infrastructure already exists.

Points raised to the specific questions are as follows:-

Q4 VISION

It seems to concentrate around the larger sites e.g. Thornton, etc but does not really include "smaller" villages/developments. It also talks about homes for the elderly & downsizing but as yet does not say how many or refer to Bungalows being built which it ought to do. Perhaps, there could be more Sheltered Accommodation included and built.

Wyre Local Plan – Issues and Options 2024

QUESTION 5 OBJECTIVES

Objective 6 Meeting future housing needs.

Replace with “To provide housing to meet people’s needs, including affordable houses, low-cost private starter houses for first time buyers and bungalows for the elderly and those with restricted mobility.”

Objective 8 Infrastructure.

Replace with “Collaborative working with partners and stakeholders to secure necessary infrastructure needed in parallel with new development.”

QUESTION 6 SPATIAL STRATEGY

Preference given to Option 1 Fylde Coast Peninsula.

The existing Local Plan chose the option of development on the A6 corridor. This has resulted in very large development, including in Forton and Hollins Lane which is as much as they can cope with without losing their rural identity.

Option 1 would reduce the scale of development on the A6 corridor and so there would be a better chance that we could retain vibrant communities.

There is greater chance of sustainability possibilities and less reduction in green fields /agricultural land being used as otherwise we could become more dependent on food imports and increasing food miles and therefore affect climate change even further; less dependency on public transport by people living there if other options are chosen then they must make sure that the infrastructure is provided - not put in plans and then removed at a later date.

QUESTION 8 RETAIL HIERARCHY

Agree with what has been stated but if a village is developed further it needs to have better/more facilities to make it sustainable & allow people to shop locally rather than have a distance to travel either by public transport or car.

The needs of the community need to be taken into account as well as their age/disabilities as most places have an ageing population & can't walk a great distance for the bus and return home with their shopping. Not all are reliant on computers and home deliveries from supermarkets.

Wyre Local Plan – Issues and Options 2024

QUESTION 12 MEETING HOUSING NEEDS FOR PEOPLE OF ALL AGES.

Wyre Housing Policy HP2 requires 30% of new house to be affordable i.e. shared ownership or reduced rent. This figure should be reduced because the level of demand is not that high. What is needed are low-cost private starter homes and bungalows for the elderly and those with restricted mobility.

QUESTION 18 – FLOOD RISK

Agree with the statement but nothing has been said as yet re; Not reducing trees or increasing the number of trees and hedgerows which would help reduce flooding and help the climate and the environment. Where is the Tree Policy/Statement in the new plan?

QUESTION 28 SITE ALLOCATIONS

Forton and Hollins Lane have doubled in size recently and we do not want further development on the scale of these potential site allocations. The drainage and sewerage on Hollins Lane is at present inadequate and at capacity and therefore, would have to be looked at and seriously improved.

I & O 52

Would be about 100 houses. This would mean that the Hollins Lane/A6 junction would have to be radically redesigned and widened substantially to make it safer. Also, such a large number of extra vehicles adds to our pressing need for traffic calming measures on Hollins Lane.

I & O 53

This is a large site which would completely alter the character of Winder Lane- which is one of our quiet country lanes much valued by residents. This site is poorly related to the Hollins Lane settlement and would not form an organic extension. This site suffers from the same problems of access to the A6 at a really problematic point which could only be solved by substantial re-engineering in conjunction with parcel I&O-52.

I & O 54

The owners of this site do not want to develop it and will not be available but even if it was another development on Winder Lane directly opposite one

Wyre Local Plan – Issues and Options 2024

already passed would create untold problems on a road which is simply not wide or robust enough to take extra traffic and one which is subject to flooding.

I & O 55

Development of this site would be unacceptable for the reasons set out in four planning refusals 17/00587/OUTMAJ: 19/01000/OUTMAJ: 20/01296/OUTMAJ: 23/00243/LMAJ.

I & O 56

This is a large site of about 100 houses. It should not have an access on to Wallace Lane because this road is too narrow. An access on to the A6 may not have adequate traffic sight lines. Can be considered 'organic growth' but will further compromise safety on the road access on Wallace Lane and onto the A6, as we understand it Lancashire CC has reservations concerning access to I&O-55 which by itself should rule it out for further planning consideration. The site has many established trees which need protecting. Whinney Brow is used by lots of vehicles (including Lorries sometimes), and this is a totally unsuitable road. This proposal could exacerbate this problem.

We believe that in order to build the number of houses the planners have in mind, it would be necessary to build on 4 out of the 5 of these sites which would cause dangerous repercussions for all of us. Consideration should be given to planning to build smaller, more affordable homes within easy access to work via walking, cycling or public transport, the proposals are doing exactly the opposite.

Forton Parish Council

3rd September 2024