

# Planning Support Statement

Land off Castle Lane, Bonds, Garstang, PR3 1RB

Outline Application for the erection of up to 9 dwellings with vehicular access (all other matters reserved)

JWPC reference: 20/L/078

Version: 1

Prepared by: B. Cartledge

# Contents

---

- 1 | Introduction
- 2 | Site Characteristics
- 3 | Application Proposal
- 4 | Planning Policy
- 5 | Planning Considerations
- 6 | Summary

# 1. Introduction

1.1. This statement has been prepared by JWPC Chartered Town Planners in support of an outline planning application at a site off Castle Lane in Bonds, Garstang. The application is for up to nine dwellings and includes access to the site, with all other matters reserved. The application has been submitted supported by the following documents:

- Site Location Plan;
- Indicative Site Layout;
- Preliminary Ecological Appraisal;
- Junction Access Plan;
- Flood Risk Assessment and Drainage Strategy;
- Topographical Survey;
- Tree Survey; and
- Arboricultural Impact Assessment.

1.2. The site is located close to the town centre of Garstang. Indeed, it is within the settlement boundary thus the development of the site for housing is supported by the Wyre Local Plan, in particular part 4 of policy SP1.

1.3. Bearing in mind the LPA's duty under Paragraph 38 of the NPPF it is requested that the Agents are contacted in the first instance if any further information is required to enable a positive determination.

## 2. Site Characteristics

- 2.1. The site is located within the urban area of Bonds in Garstang and is accessed off Castle Lane. The site has previously been used for grazing and is bordered by a hedgerow. It is now a vacant parcel of land (approximately 0.75ha) that lies between the dwellings of Kirkfield and Castle Close. Castle Lane has a well-developed frontage of large detached dwellings, a church and a primary school. The site is well connected to the urban area and borders properties off Greenacre Drive to the south.
- 2.2. The submitted topographical survey shows that the site slopes gently upwards from the road to the south. Thus the majority of the site lies within Flood Zone 1. In the north-eastern part of the site, the land sits below the road level by around 0.7m. This part of the site is liable to flooding and is in Flood Zone 2.
- 2.3. The site has an existing field access off Castle Lane which will be utilised and improved as part of the proposed development.



*Google Earth aerial view showing the site edged red in the context of the surrounding settlement*

- 2.4. Within half a mile of the site is Garstang town centre which provides essential services such as supermarkets, shops and restaurants. There are also public transport links to regional centres such as Preston and Lancaster.

# 3. Application Proposal

- 3.1. The application is for up to nine dwellings at the site and has been made in outline with all matters reserved save for access. The existing access point will be improved as part of the development and will provide sight lines of at least 33m in both directions.
- 3.2. The applicant has provided an indicative site layout for the purposes of the application which shows that the site could achieve nine detached dwellings of four or five bedrooms, with appropriately sized gardens, driveways, internal access road and amenity green space.



- 3.3. The proposed residential development can be sited in Flood Zone 1, whilst the area of the site in Flood Zone 2 will be utilised as an area of public amenity space which could include a retention pond and reed beds.



## 4. Planning Policy

### Wyre Local Plan (2011–2031) (Adopted 28 February 2019)

- 4.1. Policy SP1 sets out a Development Strategy for the Borough which will be one of growth within environmental limits. The policy confirms that the spatial approach in the Local Plan is one of sustainable extensions to the towns and rural settlements in accordance with the settlement hierarchy, with settlements higher up in the hierarchy taking more new development, where possible. Garstang is high in the hierarchy and is identified as a Key Service Centre where 11.8% of new housing growth should be located for the plan period.
- 4.2. Part 4 of Policy SP1 confirms that new built development will take place within settlement boundaries defined on the Adopted Policies Map, and development within settlement boundaries will be granted planning permission where it complies with the other policies of the Local Plan.
- 4.3. Policy SP2 sets out the strategy for achieving sustainable development and states that all development should contribute positively to the overall physical, social, environmental and economic character of the area in which the development is located and should be sustainable and contribute to the continuation or creation of sustainable communities in terms of its location and accessibility.
- 4.4. Policy CDMP1 supports development that is compatible with adjacent existing uses or uses that would not lead to significant adverse effects on health, amenity, safety and the operation of surrounding uses and for occupants or users of the development itself, with reference to noise, vibration, odour, light, dust, other pollution or nuisance.
- 4.5. Policy CDMP2 refers to flood risk and surface water management and states that development should not cause an unacceptable risk of flooding and should not lead to an increased risk of flooding elsewhere.
- 4.6. Design for all developments is required to take account of Policy CDMP3, which states that new development should be of a high standard of design and appropriate to the end use.

Innovative design appropriate to the local context will be supported and will be expected to demonstrate an understanding of the wider context and make a positive contribution to the local area.

- 4.7. Policy HP3 refers to affordable housing contributions and confirms that these will only be required for development proposals of 10 or more dwellings.

## Wyre Housing Land Supply Position

- 4.8. The concept of an Annual Position Statement (APS) was introduced in the National Planning Policy Framework in July 2018 and is a process that local planning authorities should follow if they wish to confirm their five-year housing land supply (5YHLS). Paragraph 73 of the Framework confirms that a 10% buffer should be applied to the housing land supply figure where the local planning authority wishes to demonstrate the supply through an annual position statement.
- 4.9. Despite this, it was established in the adoption of the Wyre Local Plan (28 February 2019) that a 20% buffer should be applied to the housing land requirement due to the fact that the housing target had not been met in any year since 2011, as confirmed in paragraph 7.2.7 of the Wyre Local Plan.
- 4.10. However, in July 2019, shortly after the adoption of the Local Plan, Wyre Council submitted an APS which was successful in fixing the 5YHLS position in the district until October 2020, applying a 10% buffer.
- 4.11. A year later, Wyre Council claimed to have a 5.9 year supply when calculated using their APS submission which was submitted in July 2020. However, on 27 October 2020 the Council received confirmation from the Planning Inspectorate (PINS) that it could no longer confirm its 5YHLS by using an APS. The Inspector's Report concluded that 434 dwellings should be removed from the five-year supply, reducing the overall supply to 3,121 units against the requirement of 3,157, which equates to a 4.94 year supply when applying a 10% buffer.
- 4.12. In response to the Inspector's report the Council is now using only a 5% buffer. In the APS report, the annual requirement and shortfall since the start of the plan period was not



challenged and is therefore 2,870 dwellings. Adding only a 5% buffer increases the overall requirement to 3,014 dwellings. The Inspector has concluded that the overall supply for Wyre is 3,121 units, just 107 dwellings above the requirement. In terms of years' supply this amounts to just 5.18 years.

4.13. The recent history is therefore one of progressive decline in the ability to demonstrate a suitable five-year land supply. The buffer has been reduced from the figure of 20% adopted in para 7.2.7 of the Wyre Local Plan, to 10% in the latest APS (giving a 4.94 year supply) and now to 5% (giving a 5.18 year supply).

4.14. This was the position nine months ago and, unless the historical trend of under-supply has been dramatically reversed recently, the current position if tested today would almost certainly reveal a failure to meet the five-year supply target even using a buffer of only 5%.

## National Planning Policy Framework

4.15. The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. At the heart of the framework is a presumption in favour of sustainable development that should be applied in decision-taking. The current iteration of the Framework continues to place the requirement to achieve sustainable development at the heart of the planning system. This means achieving three 'overarching objectives': economic, social and environmental.

4.16. Paragraph 10 confirms that there is a firm presumption in favour of sustainable development. This principle is enshrined within Paragraph 11, which for decision-taking means approving development proposals that accord with an up-to-date Development Plan without delay; or where the policies which are most important for determining the application are out of date, grant planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

4.17. Paragraph 12 confirms that although the statutory status of the Development Plan normally takes primacy in the decision-making process, Local Planning Authorities may take decisions

that depart from an up-to-date Development Plan *'if material considerations in a particular case indicate that the Plan should not be followed'*.

- 4.18. Chapter 4 of the Framework relates to decision-making and requires Local Planning Authorities to approach decisions in a *'positive and creative way'*; it states that decision-makers at every level should seek, where possible, to approve applications for sustainable development.
- 4.19. Paragraph 59 seeks to support the Government's objective of significantly boosting the supply of homes, states that it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
- 4.20. Section 5 of the Framework sets out the Government's objective to significantly boost the supply of homes. It is set out in Paragraph 59 that in order to support this objective, it is important that a sufficient amount and variety of land can come forward where it is needed. Paragraph 68 confirms that small- and medium-sized sites can make an important contribution to meeting the housing requirement of an area, and are often built out relatively quickly. Part (c) of the paragraph states that LPAs should support the development of windfall sites through their policies and decisions, giving great weight to the benefits of using suitable sites within existing settlements for homes.
- 4.21. Paragraph 73 sets out that local planning authorities should identify and annually update a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted policies. The supply of specific deliverable sites should in addition include a buffer of:
- a. 5% to ensure choice and competition in the market for land; or
  - b. 10% where the local planning authority wishes to demonstrate a five-year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
  - c. 20% where there has been significant under-delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.

# 5. Planning Considerations

## Principle

- 5.1. The application site is located within the settlement boundary and is only half a mile from Garstang town centre which has been identified as a key service centre in the Local Plan settlement hierarchy. The proposals are therefore supported by Policy SP1 which encourages development within settlement boundaries and has calculated that 11% of new housing growth should be located within Garstang. The development will also contribute towards the aims of Policy SP2 as it will provide more homes in this sustainable location. The proposal is compliant with policy CDMP1 and will not cause any conflict with other surrounding land uses which are all residential.
- 5.2. Wyre Council have recently failed to demonstrate a five-year housing land supply through the submission of an APS. Based on the recent findings, it is reasonable to conclude that Wyre do not have a strong housing supply figure. This application offers a strong public benefit in providing nine new houses to contribute towards the housing supply, on a site within the settlement boundary and in a highly sustainable location.

## Flooding

- 5.3. The application is supported by a Flood Risk Assessment and Drainage Strategy by Thomas Consulting. The FRA has provided an overview of the site, which falls partly in Flood Zone 1 and partly in Flood Zone 2. The development is classed as 'more vulnerable' which is an acceptable use in Flood Zone 2 provided a sufficient FRA and Drainage Strategy is provided. Notwithstanding this, all habitable areas are located in Flood Zone 1.
- 5.4. The FRA has confirmed that the site is at a low risk from fluvial sources, low to medium risk of surface water flooding and low risk from groundwater sources. The site is at very low risk from all other sources.
- 5.5. To protect any inhabitants on the development, the entirety of the flooded area has been left as green/landscaped. Where the existing flooding occurs a retention pond has been proposed

to promote biodiversity and improve the aesthetic look of the site. Surrounding this retention pond reed beds are proposed to promote ecological growth and provide further spillage storage for storms above the flood area presented on the mapping and topographical survey.

- 5.6. The development will incorporate SuDS to maintain a pre-development Greenfield runoff rate. The SuDS provided have been designed to contain a 100-year storm return period plus the effects of climate change and urban creep. Additionally, the SuDS have the capacity to store a three-day storm with an AEP of 1% before exceedance flows would be required.

## Highways and Access

- 5.7. The Highways Authority, Lancashire County Council, have provided pre-application advice which has assessed the potential access arrangements. It was suggested by the pre-app officer that sight lines of 2.4m x 33m should be provided in both directions. This has been achieved as demonstrated on the attached junction plan.
- 5.8. The supporting plan has also shown that an appropriate turning head can be provided at the site to allow refuse and emergency vehicles to turn within the site.

## Trees

- 5.9. The application is supported by a tree survey and arboricultural impact assessment (AIA) by Yew Tree and Gardens Ltd. The AIA has concluded that no significant individual trees or groups of trees require removal to facilitate the proposed development and sufficient separation exists between the proposed dwellings and the retained trees. The AIA has also accounted for removal of a small area of hedgerow to accommodate the widened access point at the site. It is concluded that the removal of approximately 8m of hedgerow would not impact upon its overall retention value.

## Ecology

5.10. A preliminary ecological appraisal has been prepared by Envirotech Ecological Consultants and has been submitted in support of the application. The report has assessed the impact on bats, birds, reptiles, otter, water vole and brown hare. There is no conclusive evidence of any specifically protected species regularly occurring at the site. The report also confirms that the vegetation to be cleared has a low ecological significance in the local area. The report has recommended minimal mitigation as a result of the low impact of the development.

---

## 6. Summary

- 6.1. This statement has been prepared by JWPC Chartered Town Planners in support of an outline planning application at a site off Castle Lane in Bonds, Garstang. The application is for up to nine dwellings and includes the access to the site, with all other matters reserved.
- 6.2. The site is located within the urban area of Bonds and is accessed off Castle Lane. The site has previously been used for grazing and is bordered by a hedgerow. It is now a vacant parcel of land (approximately 0.75ha). Within half a mile of the site is Garstang town centre which provides essential services such as supermarkets, shops, restaurants and public transport links to regional centres such as Preston and Lancaster.
- 6.3. The site is located within the settlement boundary and is surrounded by other residential land uses. The principle of development is therefore supported by Policies SP1, SP2 and CDMP1 of the Wyre Local Plan.
- 6.4. Wyre Council have recently failed to demonstrate a five-year housing land supply using an annual position statement. The addition of nine new dwellings in a policy-compliant location should not be undermined and will contribute to addressing the demand for new housing in this district.
- 6.5. An indicative site plan has been provided with the application which shows that nine detached dwellings can be accommodated at the site, with ample room for parking and gardens, and an appropriate-sized access road with turning head. The habitable areas of the site are located within Flood Zone 1 whilst the area within Flood Zone 2 will be managed as an amenity space and pond.
- 6.6. The application is supported by many technical documents which conclude there will be no adverse impacts in terms of ecology, trees, highways and flooding.
- 6.7. It is therefore concluded that the development proposals are in accordance with the policies contained within the Wyre Local Plan and represent sustainable development. It is therefore respectfully requested that the application is approved without delay.





Thank you.

---

JWPC Ltd

1B Waterview, White Cross  
Lancaster, Lancashire, LA1 4XS

Tel: 01524 599980

[enquiries@jwpc.co.uk](mailto:enquiries@jwpc.co.uk)   [www.jwpc.co.uk](http://www.jwpc.co.uk)

---

