

Agenda Item 7

Local Plan Edition 5 Update.

Consultation on both the Local Plan Scoping Report and Call for Sites began on the 14th August and will end on the 14th September.

Scoping Report:

After discussion with the Chair the Clerk has engaged the services of Fitzgerald Planning to look at scoping report and submit appropriate responses. The Council's response needs to be submitted by Monday the 14th September with the Chair, Vice Chair and Chair of the GP Committee being kept up to speed on the response. A full copy of any Council responses will be circulated at the meeting. The expected fee for this work will be around £350.00.

Call for Sites:

(The call for sites consultation although not statutory gives an opportunity for landowners, agents, developers, residents and other interested parties to put forward sites with the potential to be developed within the plan period (i.e. by 31 March 2046). This consultation is not required by the legislation but is part of the evidence gathering required for the site allocation process.) Copied from the Councils Timetable.

This type of Consultation has happened on the past three Local Plans, in the previous editions all submitted sites were assessed by the Planning Policy team with many being rejected for various reasons, which could include Green Belt, Outside the defined Settlement Boundary, bad access and size amongst other reasons. In previous Local Plans, following this initial officer feasibility assessment a further public consultation was held on the remaining sites on the list. This gave an opportunity for local residents to object to or support proposed sites. Responses were then assessed and some further thinning where appropriate.

There are also further opportunities to introduce or re-introduce excluded sites and new sites at the final consultation which is assessed by the inspector.

The Clerk will be asking if the process will be the same as in previous Local Plans when the lead officer returns from his holidays.

Barrowford

With regards to Barrowford it is highly likely that the housing site to the rear of St Thomas Church will be submitted at this first stage.

Some of the reasons it could be rejected include:

- It is outside the current settlement boundary
- Barrowford is within the second tier of the Local Planning Hierarchy
- Ingress and Egress to the site even if a new access onto Wheatley Lane is created would be problematic through both the volume of traffic created by a 200-300 house housing site given the topography of Wheatley Lane, Church Street Highercauseway and Carr Hall Road.
- The existing traffic using these streets will see a steady increase as the 75 houses at Church Field are occupied and the flats at Belgarth are completed.

Agenda Item 7

- The increased use of these roads as a “Rat Run” to avoid peak hour traffic on Gisburn Road.

Until this consultation is finished on Monday and the initial assessment has been undertaken no real opportunity arises to object to the submission of this site or any site for inclusion.

A verbal update will be given at the meeting.