PUBLIC CONSULTATION ON THE FORTON MASTERPLAN

This will open on Monday December 16th and close on Monday January 20th

The consultation will be online with a comment form in the much the same way as a planning application. Wyre borough council will publish the Forton masterplan in the week beginning Dec 9th and you will find it on their website. It will also be on social media and there will be a press release.

A group of residents are organising a drop-in session which will include a print of the masterplan on display boards. This will be held in the bowling pavilion on Dec 16th, from 2pm to 5pm and from 6pm to 8pm. Wyre will provide a ballot box and comment forms for those who prefer this to commenting online. After Dec 16th this will be placed at the post office in Hollins Lane.

The enclosed map shows you the parcels of development land and you can see how these are related to the existing village. The Village Hall & Playing Field Trust own parcel B: they do not want to put development on their land (apart from a new community hall) but it is included because Wyre planners would like a road across Trust land to link sites A, C and D.

Stakeholders include the Parish Council, our ward councillor, Highways England, Environment Agency, United Utilities, County Council Highways and Education Authority.

What is the Masterplan for?

The new Wyre Local Plan says that development of what they call the Forton Extension, which comprises these 4 parcels of land, must be brought forward in line with a Master Plan. The Local Plan can be found at www.wyre.gov.uk/localplan (see pages 148 and 149).

Wyre planners want a minimum of 310 new houses to be built from now to 2031, so our village will be more than doubled in size.

The Master plan is not a planning application. It is a “development framework” which is intended to bring forward all development in Forton in a comprehensive rather than a piecemeal manner. The final version will go to a cross party committee of councillors and then to Wyre Council for approval. After that each land owner can put in a planning application in the normal way. The approved Master Plan will be a material planning application consideration which planning case officers will take into account in reaching a decision. The Parish Council will continue their work to influence the Master Plan.
Great Eccleston have had a public consultation on their master plan and had display boards covering
- Site surveys
- Constraints and opportunities
- Vision and development principles
- Green infrastructure
- 3 different concepts of land use
- What happens next
Our masterplan will cover much of the same ground but will only have one land-use concept rather than three.

What will the public consultation be like?

What should we look for in our Masterplan?

What follows are some of the main issues that we want to highlight because they will influence what our expanded village will be like. No doubt you will have your own ideas and priorities.

**Land use**

The Local Plan requires the design of new development to be an “organic” extension of the village, which means it must integrate with the existing village.

**Do you think that our land-use concept achieves this?**

**Housing Mix**

The Local Plan (page 65) requires 20% of new houses to be for the elderly and those with restricted mobility. This means bungalows/small houses which need to be near amenities including bus stops.

**Does the master plan provide evidence that this will be provided?**

30% of new houses should be affordable i.e. rented and joint ownership.

**Do you think that social houses and houses for the elderly should be in blocks or distributed among other new houses to promote integration?**

**Drainage**

We already experience problems with the sewage system, local flooding and water pressure. So a drainage strategy for the whole of the development is needed. This is supported by United Utilities who require a co-ordinated approach.

**Does the master plan include this?**
Most of the traffic from the new houses will exit the village via school lane, using the A6 junction. We need a left turn only lane to avoid being stuck behind traffic turning right, otherwise our country lanes will be clogged with cars trying to avoid this junction. Does the master plan acknowledge this in the design of this junction?

What are the proposed measures to make it safer to cross the A6?

The development area covers 19.5 Hectares and the Local Plan (pages 70 and 71) requires about 2.7 Hectares of this to be green space. The categories of green space include natural, allotments and play areas. The location of this green space needs to ensure that an enlarged village still has a rural character and not an urban one.

Please look at where green space is located on the concept map to see if you think this has been achieved.

We need the master plan to set out how all this will be phased. Not only with regard to the development sites but also on the infrastructure that goes with it.

Does the Masterplan set out a timeline showing how this will be achieved?

The local plan calls for a new community hall without specifying the location or size. The Forton Masterplan will probably place it on land north of School Lane, rather than on Trust Land (which surveys have shown as the preferred location.)

The location, size, design, funding and ownership of our new hall are important matters to the village so we encourage you to express your views.

Your involvement in this consultation is of great importance since it will influence the future character of where we all live.

Produced by Forton Parish Council
Landowners are:

D) Diocese of Lancaster

A) Christopher Hewitt (B) Trust (C) Edward, Ian & Catherine Potter & Rachel Thompson