



Garstang Town Council

Town Clerk: Mrs E Parry
Tel: 07592 792 801
Email: clerk@garstangtowncouncil.gov.uk
Web: www.garstangtowncouncil.gov.uk

Garstang Scout and Guide
Headquarters
Kepple Lane
Garstang
PR3 1PB

Planning Committee Meeting, 19th August 2024 Minutes

Minutes of the Planning Committee meeting, held at Garstang library, on Monday, 19 August 2024, 7.20pm.

Present

Chairman; Councillor Webster

Councillors present: Allan, Allard, Forshaw, Keyes, Perkins and Webster.

Also present: Town Clerk, Edwina Parry, Councillors Atkinson and Pearson.

014(2024-25) Apologies for Absence

Ex-officio member Councillor Halford.

015(2024-25) Declaration of Interests and Dispensations

There were no Declarations of Interest declared.

016(2024-25) Public Participation

No members of the public wished to speak.

017(2024-25) Minutes of the last meeting

A copy of the minutes of the Committee meeting held on 15th July 2024 had been circulated.

Resolved: The minutes of the Committee meeting held on 15th July 2024 were confirmed and signed as a true record.

018(2024-25) Wyre Council Application

None

019(2024-25) Wyre Council - Wyre Planning Policy - August 2024 Newsletter

Councillors acknowledged receipt of the newsletter.

Housing Needs Assessment 2024

In 2023, Wyre Council commissioned the production of a Housing Needs Assessment for the Borough. The objective of the study was to establish the housing needs for the Borough over the forthcoming plan period. This study also provided information around housing for specific groups including affordable housing in line with the NPPF.

The Housing Needs Assessment assists the Council in:

- Understanding housing needs in different parts of the Borough
- Understanding the type, size and mix of housing required to inform strategic planning

- Providing evidence to Registered Providers working with Homes England and other agencies
- Informing negotiations around the provision of affordable homes delivered via Section 106 agreements

This evidence was endorsed by the Portfolio Holder for Planning Policy and Economic Development, to be used with immediate effect as current evidence in replacement of the 'Fylde Coast Strategic Housing Market (SHMA) Assessment and subsequent addendums' and 'Rural Affordable Housing Needs Survey 2015-2020'. The evidence will also support the emerging local plan.

Strategic Flood Risk Assessment (SFRA)

In accordance with the NPPF, a Level 1 Strategic Flood Risk Assessment (SFRA) has been produced for the Fylde Coast Authorities. This assesses the risk of flooding from all sources, both now and in the future, whilst accounting for the impacts of climate change, and to assess the impact the land use changes and development in the area will have on flood risk.

If development cannot be sustainably located, a level 2 SFRA will be required.

Level 1 SFRA (2024)

- [Fylde Coast Authorities Level 1 SFRA – main report](#)
- [Appendix A - GeoPDF User Guide](#)
- [Appendix B – Data Sources](#)
- [Appendix C – SFRA User Guide](#)
- [Appendix D – Flood Alerts and Warnings](#)
- [Appendix E – Flood Risk Summary](#)
- [Appendix F – Cumulative Impact Assessment \(CIA\)](#)
- [Appendix G – Coastal Change Management Areas \(CCMAs\)](#)
- [Coastal Modelling Methodology Technical Note](#)

The Level 1 SFRA is also accompanied by supporting [GeoPDF maps](#). To utilise these, Adobe software is required. It is recommended that users first determine the area of interest to establish which map to download.

Green Infrastructure - Advice for applicants

Wyre Council has produced advice to guide applicants through the process of applying Local Plan Policy HP9 Green Infrastructure in new residential developments. The latest version of the guidance and spreadsheet (July 2024), which can be found on our website, updates the financial calculations to take into account inflation. It also makes a clear the link between delivering green infrastructure and the council's green infrastructure evidence base, including the Green Infrastructure Strategy.