

Planning Report May 2022

The main planning application in the last year was 18/00469/OULMAJ which is for up to 195 houses. 1 Ha of employment land, Community centre and associated infrastructure of land north and south of School Lane.

The application was made over 3 years ago but Wyre planners put it on the shelf until the new Local Plan was adopted. Outline permission was granted subject to conditions including a S106 legal agreement which sets out the developer obligations to pay for improvements to local infrastructure.

- New Community Hall £850K but not fully paid for until 98 houses are occupied
- Sustainable transport £312k for an average speed camera system on the A6 from Cabus to J33. Total cost £500k

However this application covers about 63% of the land in the Forton Extension and the remaining 37% will need to come from two other land owners: at present there is no sign of their plans.

Some payments will wholly fall to the developer of the land covered by 18/00469/OULMAJ.

- Education £1.573K for more primary and secondary places in local schools
- £53,745 to Garstang Medical Centre

There is a separate agreement known as the S278 with Lancashire Highways for improvements

to School Lane/ A6 junction. This includes two refuge islands so the A6 can be crossed in two

stages. The bus stops will be relocated.

When the land is sold the developer will put in a detailed planning application.

The MCI development of 60 houses in Hollins Lane continues to attract complaints from residents – especially on drainage but now also on sewerage leaks. MCI have not adhered to some of the planning conditions and so the planning officer has written to the site manager asking him deal with the issues