



Wyre Council
Submission Draft Wyre Local Plan
Partial Review (2011-2031)
Statement of Consultation
April 2022

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1. Introduction

- 1.1 It is a legal requirement of the Town and Country Planning (Local Planning) (England) 2012 Regulations (SI No.767) (Appendix 1) that a Statement of Consultation accompanies the submission of a local plan to the Secretary of State. Regulation 22 of the regulations requires the Statement to demonstrate:
- Who was consulted during the local plan preparation stages (known as the Regulation 18 stage/s);
 - How those who were consulted were invited to make representations;
 - What main issues were raised by the consultees; and
 - How the representations were taken into account in local plan preparation.
- 1.2 Regulation 22 also requires the Statement of Consultation to state the number of representations made in response to the Publication version of the local plan (Regulation 19/20 stage) and to provide a summary of the main issues raised.
- 1.3 This version of the Statement of Consultation has been produced to support the Submission edition of the Wyre Local Plan Partial Review (2011-2031). In line with the Regulations outlined above, it details the nature and outcomes of the consultation carried out at the plan preparation stage (Regulation 18) and Publication stage (Regulation 19).
- 1.4 Although Regulation 18 requires consultation at the plan preparation stage, there is nothing in the regulations themselves that prescribe the form such preparations should take. For the partial review this stage of the plan preparation process was represented by the publication of a scoping letter in February 2020.
- 1.5 To provide the necessary context, the next section of this Statement details the background to the partial review.

2. Developing the Wyre Local Plan

- 2.1 The Wyre Local Plan (2011-2031) was adopted on 28 February 2019 following a period of public examination.
- 2.2 The Plan is a single document consisting of a written statement and policies map. It includes sections on the following:
- Spatial portrait and key issues;
 - Vision and objectives;
 - Local plan strategy and strategic policies;

- Core development management policies
 - Housing policies
 - Economy policies;
 - Land allocations and designations; and
 - Monitoring
- 2.3 The Local Plan covers a 20-year period from 2011 to 2031. It forms the main component of the development plan for Wyre that also includes the Joint Lancashire Minerals and Waste Development Framework, consisting of the Core Strategy (2009), Site Allocations and Development Management Policies (2013), and the Policies Map.
- 2.4 The Wyre Local Plan 2011-2031 was developed with, and informed by, a Sustainability Appraisal, Habitat Regulation Assessment and a series of subject based evidence base documents. In conjunction with the Local Plan, the council worked with its partners to publish an Infrastructure Delivery Plan. As the Local Plan emerged the evidence base and available supporting documents were made available for public comment.
- 2.5 Policy LPR1 – Wyre Local Plan Review requires the early partial review of the Wyre Local Plan with the objective of meeting the full objectively assessed housing needs over the plan period and, in this context, to update the assessment of objectively assessed housing need, review transport and highway issues and review the allocation of sites for residential development to meet the assessed housing need. This draft Statement of Consultation supports the partial review of the adopted Local Plan and will be updated before submission of the Local Plan Partial Review to reflect consultation and engagement at the Publication (regulation 19) stage.
- 2.6 It is of note that the adopted Local Plan was examined in accordance with the National Planning Policy Framework 2012 (NPPF12). There has been several revisions to the NPPF since then, the latest being in 2021. As described below, the Partial Review will have regard to conformity with national planning guidance.

3. Statement of Community Involvement (SCI)

- 3.1 The Wyre Statement of Community Involvement (SCI) sets out how the council will engage with local people and organisations in the planning process through the preparation of planning policy documents such as the Local Plan and during the consideration of planning applications. The SCI is a public statement and sets the minimum standards the council aim to achieve in this process. The SCI was refreshed in April 2021 and subject to a four-week public consultation between 29th April and Friday 28th May 2021 (Appendix 2).

- 3.2 The council received eight responses of which three made no comment on the document. Of the remaining five responses, the majority of comments related to the consideration of planning applications and enforcement. There were three comments relating to the Local Plan; one from the Defence Infrastructure Organisation seeking acknowledgement of statutory safeguarding plans around Warton Aerodrome (itself located within the boundary of Fylde council) and the need to consult the MOD on development where applicable; one from the Canal and Rivers Trust seeking specific recognition of their status as a general consultation body; and one from the Thornton Action Group concerned that the production by the council of a Housing Implementation Strategy would be under the auspices of the 2012 National Planning Policy Framework rather than the (then) more recent 2019 edition of the NPPF.
- 3.3 As a result of the consultation, minor amendments were made in relation to enforcement and development management. There were no amendments relating to development plan production.
- 3.4 The SCI was adopted by the council in August 2021. It will be maintained as a living document whereby it may be appropriate for the council to make necessary revisions to the document to reflect changes in legislation and regulations that may occur from time to time. Where the revisions may alter the principles and engagement techniques, the council may consider it appropriate to undertake further proportionate public consultation on the proposed revisions. The SCI can be accessed from <https://www.wyre.gov.uk/planning-policy/statement-community-involvement-sci/1>

4. Ward, Parish and Town Council Member Involvement

Wyre Ward Councillors

- 4.1 Wyre council contains 24 wards served by a total of 50 ward councillors. Of these, seven, including the Leader of the Council, sit on the council's Cabinet. As well as the formal reporting of local plan matters to Cabinet and Full Council, including briefings for the relevant portfolio holder, engagement with members has taken place through the Planning Policy Working Group (PPWG), an advisory body (the Group is not a formal Committee or Sub-Committee of the Council) comprising of between 10 and 16 Councillors, including:
- Representatives from each geographic area of the Borough (i.e. Fleetwood, Thornton-Cleveleys, Poulton-le-Fylde, Rural East and Rural West);
 - Two members of the Planning Committee.

- The relevant Portfolio Holder.
 - Two opposition Members.
- 4.2 The PPWG is chaired by a senior Member (currently the Vice-Chair of Planning Committee) and meets on an as-needed basis.
- 4.3 In addition to on-going engagement with PPWG on local plan matters, on 28 October 2021 a briefing was given by the Planning Policy Manager to all council Members. This provided an opportunity to describe the background to the partial review and the proposed revisions to the Local Plan. The event provided an opportunity for the Members to ask questions about the process of the partial review and the proposed way forward. The briefing was held in-person at Wyre Civic Centre.

Wyre Parish and Town Councillors

- 4.4 The borough of Wyre contains 18 parish councils and three town councils. The only parts of the borough without parish or town council administration are Cleveleys, Thornton and Poulton-le-Fylde.
- 4.5 In 2010 a system of Planning Ambassadors was created to provide a link between the council's planning function (development management, planning policy and regeneration) and the parish/town councils. Under the Planning Ambassador system, each parish/town council is invited to nominate a parish or town councillor as their Planning Ambassador. The role of the Planning Ambassador is to:
- Act as a conduit between the council and parish/town council, acting as an initial contact point for matters where a parish or town council input is required into a planning matter;
 - Provide a means by which information can be shared with the full parish/town council; and
 - Provide a route through which matters can be raised by the parish/town council with the planning department.
- 4.6 As well as normal consultation at the formal stages of the plan preparation process, at 6.30pm on 8 November 2021 the council held a briefing with representatives from the parish and town council's. Each parish and town council were invited to send a representative from their area (see the Statement of Common Ground and Statement of Compliance). The invite included a draft copy of the evidence document "Implementing LPR1". Representatives from six parish and town council's attended the briefing (there were two last minute cancellations). The briefing was given by the Planning Policy Manager and provided an opportunity to describe the background to the review and the proposed revisions to the Local Plan. The

event provided an opportunity for the parish and town council's to ask questions about the process of the partial review and the proposed way forward. The briefing was held in-person at Wyre Civic Centre.

5. Local Plan Preparation (Regulation 18)

- 5.1 To inform the preparation of the partial review the council launched a scoping consultation in February 2020. The consultation period was for just over six weeks from 28 February 2020 to 5.00 pm on 14 April 2020. As the name suggests, the purpose of the consultation was to invite comments on the scope of the partial review. The scoping consultation was promoted by a letter (Appendix 3) sent by e-mail and post to 476 contacts (organisations and private individuals) whose details are held on the planning policy consultation database. Organisations included those referred to in the regulations as specific consultation bodies (for a list of organisations including private companies see Appendix 4). The letter established the rationale for the partial review with reference to Policy LPR1 and the National Planning Policy Framework. The letter also stated that revisions to allocations will not fall within the scope of the partial review.
- 5.2 The letter was “deposited” for viewing at the public reception at the Wyre Council Civic Centre in Poulton-le-Fylde and the boroughs six local libraries (Cleveleys, Fleetwood, Garstang, Knott End, Poulton-le-Fylde and Thornton).
- 5.3 Officers ensured that materials were appropriately located and remained available during the consultation period.
- 5.4 Respondents were able to submit representations as follows:
- Electronically via e-mail direct to the planning policy team at Wyre council; and
 - By post (or hand) to the planning policy team at the Civic Centre.
- 5.5 During the consultation period the Government introduced measures to deal with the outbreak of COVID-19 from 20 March 2020. The council is not aware of any respondent or consultee being unable to respond to the consultation due to these measures and it is not considered to have had an impact on the findings of the consultation. The council received one query relating to the impact of the COVID-19 on the consultation process but no requests for an extension to the deadline was received. No responses were received after the deadline.
- 5.6 The Scoping consultation elicited fifteen responses, all from organisations. The council's response, a summary of the points raised by each respondent and a copy of each submission is set out in Annex 1 to this Statement of

Consultation. All responses received have been read in full and been fully taken into account in setting the scope of the partial review. Key issues raised through the consultation were:

Allocations:

- Stating that reviewing allocations is outside of the scope of the review pre-determines the outcome of the assessment of local housing need, which could indicate a need to increase allocations.
- Support for no changes to allocations.
- The review must provide flexibility in the supply.
- Deliverability of housing should be reviewed in light of the ongoing response to COVID-19 and requirement for masterplans.

Housing need:

- The calculation of housing need should take into account the government's revised methodology and the publication of the ONS 2016 based Household Projections. These supersede the 2014-based projections that were a key input into Wyre council's determination of the objectively assessed housing needs.
- Standard method should be used as a starting point for reviewing the local housing requirement figure with consideration given to economic matters, affordable housing and institutional accommodation.
- It should be recognised that the standard method produces a minimum figure. The review must not result in lower jobs growth, reduced provision against the scale of affordable housing needs or suppressed younger household formations.
- The adoption of a local housing need figure should not be used as a mechanism to suppress the adopted housing requirement figure.
- There is a clear link between worsening affordability and low levels of housing. Unless Wyre commit to delivering a higher level of housing, its affordability issues are likely to remain or even worsen.

Highways:

- The scope of the highways element will need to include sufficient, robust and up-to-date capacity modelling.
- A wider transport impacts and needs study is required as part of the evidence base for the Local Plan review.

Scope:

The scope of the review should be widened to include:

- The suitability of Policy EP4 (Town, District, Local and Neighbourhood Centres)
- The creation of a new Supplementary Planning Document (SPD) for the Garstang town centre or a specific allocation to support economic recovery.
- A consideration of how infrastructure funding could be better targeted to support Garstang town centre.
- A review of Policy SP4 (Countryside Areas), specifically the hierarchy imposed under criterion 4. Holiday and residential accommodation should be more positively treated.

5.7 A summary of the representations made and the council's response was published in May 2020. This is available from <https://www.wyre.gov.uk/planning-policy/local-plan-partial-review-2011-2031-1/2>

5.8 In its detailed response to representations, the council clarified that a consideration of allocations (further allocations, de-allocations or no allocations) is within the scope of the partial review and will be undertaken in accordance with Policy LPR1. The council's response also confirmed:

- That the scope of the partial review is set by Policy LPR1;
- The intention to update Wyre's Objectively Assessed Need for housing in accordance with the government's standard method methodology;
- That the partial review will consider matters of conformity with the NPPF19; and
- That issues raised in relation to policies outside of the scope of LPR1 are not to be considered as part of the partial review.

5.9 The council maintains a local plan consultation database which is used to notify interested organisations and individuals of local plan consultation and planning policy matters through a planning policy newsletter (see examples at Appendix 5, 6 and 7). The newsletter can be subscribed to at <https://www.wyre.gov.uk/local-plan/local-plan-2011-2031/3>

6. Publication Draft Public Consultation

Consultation

6.1 The Publication Draft Wyre Local Plan Partial Review (2011-2031) was published on 30 November 2021 for a seven week public consultation ending 5pm 18 January 2022. The council issued a newsletter on the 29 November to the council's local plan consultation database (Appendix 7). This reached 531 recipients (of which 11 were by letter) (Appendix 8). This included the specific consultation bodies, Wyre parish and town councils and general

consultation bodies, as well as those private individuals held on the local plan database. The newsletter included the Statement of Representations Procedure and Availability of Documents (Appendix 9). In addition, the newsletter was sent to each Wyre council ward member.

6.2 The public consultation involved a suite of evidence-base and supporting documents as listed below:

- Publication Draft Wyre Local Plan Partial Review (2011-2031) - Schedule of Revisions to the Wyre Local Plan (2011 – 2031)
- Sustainability Appraisal
- Habitat Regulation Assessment Screening Report
- Equalities and Health Impact Assessment
- Viability Study Addendum
- Implementation of Policy LPR1 Background Paper
- Housing Implementation Strategy (HIS) Partial Review (November 2021)
- Draft Statement of Common Ground and Duty to Cooperate Statement of Compliance
- Draft Statement of Consultation
- A covering letter that includes a schedule of deposit documents provided at the library for the consultation and WBC contact details
- Regulation 19 – Consultation Letter (including Statement of Representation Procedure)
- Guidance Note for Representations
- Copy of the Public Notice
- Wyre Local Plan (2011-2031)
- Statement of Community Involvement (SCI)
- Local Development Scheme (LDS)

6.3 The council placed “on-deposit” for public viewing the above documents in the following locations:

Wyre Council, Civic Centre Reception, Breck Road, Poulton-le-Fylde, FY6
Cleveleys Library, Rossall Road, Thornton-Cleveleys, FY5 1EE
Fleetwood Library, North Albert Street, Fleetwood, FY7 6AJ
Garstang Tourist Information Centre, 1, Cherestanc Square, Rope Walk,
Knott End Library, 26 Lancaster Rd, Knott End on-Sea, FY6 0AU
Poulton-le-Fylde Library, Blackpool Old Road, Poulton-le-Fylde, FY6 7DH
Thornton Library, Victoria Road East, Thornton-Cleveleys, FY5 3SZ

6.4 It is noted that Garstang Library was closed for the period of the consultation and as such the council arranged for the documents to be deposited in the nearby Garstang Tourist Information Centre. A consequence of the temporary closure of Garstang Library was that the mobile library was unable to

accommodate the deposit material. As an alternative the mobile library hosted a notice detailing where the material could be viewed (Appendix 10).

6.5 All of the deposit material was available on the Wyre council web site at <https://www.wyre.gov.uk/planning-policy/local-plan-partial-review-2011-2031-1/3>

6.6 The council also published a public notice in three local newspapers on 1 December 2021 (Appendix 11). The papers were:

- Garstang Courier
- Blackpool Gazette
- Fleetwood Weekly News

6.7 Finally, the council published details of the public consultation on social media channels (Appendix 12).

Consultation Response

6.8 At the Publication Stage representations are invited on specific matters, namely:

1. Whether or not the Plan is legally compliant;
2. Whether or not the Plan meets the requirements of the Duty to Cooperate; and
3. Whether or not the Plan is “sound”, that is:
 - Positively prepared - This means that the Local Plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.
 - Justified - The Local Plan should be the most appropriate strategy when considered against reasonable alternatives, based on proportionate evidence.
 - Effective - The Local Plan should be deliverable over its period and based on effective joint working on cross- boundary strategic priorities.
 - Consistent with national policy - The Local Plan should enable the delivery of sustainable development consistent with the National Planning Policy Framework.

The council also sought representations on the Sustainability Appraisal.

- 6.9 A total of 23 individuals and organisations made submissions within the consultation deadline. There was one additional late response and this was accepted, giving a total of 24 submissions. The council has reviewed these submissions and determined that they constitute 118 separate representations, the vast majority of which were either directly concerned with soundness of related matters.

Main Matters

Legal compliance

- 6.10 There were two representations that referred to the test of legal compliance. In both cases the legal test was considered to have been passed. There were no representations that argued that the Partial Review fails the test of legal compliance.

Duty to Co-operate

- 6.11 One representation – from Fylde Council - addresses the issue of the duty to co-operate (reference 0022/P/013/B2). The representation acknowledged the continuing co-operation with Wyre council and Fylde council do not argue that Wyre council has failed in its duties in relation to the duty to co-operate. However, Fylde Council do ask that the duty to co-operate Statement of Common Ground be updated to reflect the current local plan position in Fylde and in particular seeks clarity on Wyre's housing requirement position and assurance that Fylde Council are no longer required to meet unmet housing need arising in Wyre.

Soundness

- 6.12 Overall, there were 35 responses that directly referenced the test of soundness – of these 33 were comments that the Partial Review is unsound and two comments considered that the Partial Review is sound, one of which was from the Environment Agency.
- 6.13 The Partial Review is particularly focused on matters relating to the housing requirement and related matters (as established by Policy LPR1 of the adopted Local Plan). It is no surprise, then, that matters relating to the housing requirement and the adoption of the standard method of calculating housing need feature strongly.
- 6.14 The following provides a summary of the matters raised in relation to the soundness of the Local Plan Partial Review. Please note that this does not cover every issue raised – please see the council's detailed summary of each representation (Annex 2) for further details.

- 6.15 In some cases both comments on soundness and general comments (see below) referred to matters and policies that are not subject to proposed change. These are included in the summary below.

Housing requirement

- 6.16 The proposal to amend the housing requirement to 296 dwellings per annum for the period 2019 to 2031 based on use of standard method for the period was considered by a number of respondents to be unsound. Comments included:
- The standard method establishes a minimum position that should be regarded as a starting point for defining the appropriate level of local housing need, not the end point.
 - The Inspector's requirement for an early partial review was to ensure the Plan met the full objectively assessed need (OAN) for housing. The Partial Review should not be used as a mechanism to suppress the adopted housing requirement figure.
 - Partial review should be meeting OAN. Additional sites should be allocated as required by LPR1 criterion 3.
 - Housing need is likely to be higher than the housing requirement currently identified.
 - The council should look at a variety of factors and consider whether there are exceptional circumstances when calculating housing need. Cannot just simply use the standard method when calculating the housing need.
 - The circumstances which point to a need for the housing requirement to be higher than the minimum suggested by the standard method should be investigated.
 - There is no justification in the NPPF or PPG for an early plan review based on the adopted housing requirement being higher than the requirement generated by the standard method. Reducing the housing requirement from 460 to 296 is not supported in the NPPF or PPG. Partial review not entitled to review the housing requirement in policy HP1
 - Although a lower housing requirement is proposed there has been no assessment of strategy against national planning policy and guidance and no review of the implications of following such a change in approach.
 - The council has failed to deliver a significant boost to the housing supply required by the national planning policy. The approach does not support the government's levelling-up agenda.
 - The NPPG allows for situations where previous levels of housing delivery in an area or previous recently produced SHMA are significantly greater than the outcome from the standard method. Authorities will need to take this in to account when considering whether it is appropriate to plan for a higher level of need than the standard method.

- The proposed housing requirement is a significant decrease from current adopted Local Plan requirement of 460dpa and below the 433dpa delivered on average over 2016/17-2020/21. The housing requirement should be increased to better reflect this evidence.
- Should not use delivery since 2011 which has been influenced by lack of up to date local plan in a green belt authority, suppressing housing delivery. Average of 349 dwellings built per annum since 2011 is not a representative figure.
- 349 is significantly greater than 296 as it is a 17% increase and implies a higher housing requirement.
- A Partial review within two years of adoption has not provided a true delivery rate based on housing need in the adopted local plan. Should take account of the housing trajectory for sites with consent or committed.
- Since 2015/16, at least 320 homes have been delivered annually in the borough, demonstrating a higher-level of house building is achievable and that there is market demand. Sales and market demand remain at peak levels in Wyre. Reducing annual housing need to 296 dpa when more than this can and must be delivered will exacerbate the housing crisis.
- Additional housing allocations need to be identified to support a higher housing requirement or at least the housing requirement set in the adopted Local Plan.
- Until 296 dpa is adopted through the Partial Review, the figure of 460 must be used for the calculation of the five-year supply, and if there is a shortfall, then unallocated sites must be considered.
- The Local Plan is not currently delivering market and affordable housing needs. Reducing growth will exasperate this problem. Council should review housing strategy and make new allocations.
- Expect council to fully support existing allocations including SA1/14 and encourage them to be brought forward within Plan period.
- A review of existing allocations has found that 608 homes on allocated sites do not appear to be coming forward for residential development or have constraints which cannot be overcome.
- Identified affordable housing need would be a significant proportion of housing requirement. The housing requirement should be increased to allow for market and affordable housing need to be met.
- The affordability adjustment within the standard method calculation for Wyre is insufficient to meet current undersupply and should be increased.
- Reducing the housing requirement to 296 dpa for remaining plan period will lead to reduction in the delivery of affordable homes, contrary to spatial strategy. An affordable housing update is required to understand the local circumstances as to whether the affordability ratio is appropriate.

- Delivery of affordable housing is a key priority for the council. The council is under-delivering against the adopted Local Plan targets. Over plan period, delivered 688 units against need of 1,615.
- Numbers on the housing register, worsening affordability indicators and past affordable housing shortfall, leads to strong case for affordable housing delivery.
- The adopted housing requirement is based on an economic growth scenario. In line with the National Planning Policy Framework at §81 the council should consider whether the standard method outcome would support economic growth.
- Wyre Local Plan Inspector's report at §58-60, emphasised minimum OAN of 457 dpa was considered reasonable not to constrain job growth and reflect market signals. 479 dpa provides flexibility and takes account of forecasting uncertainties and avoid marked fall in the Borough's working age population.
- Consideration has not been given to employment requirements in context of reduced housing requirement. Employment trends and needs have not been taken into consideration.
- Reducing the housing requirement will likely encourage inward community into borough for work opportunities and no longer provide sustainable development.
- The reduction in housing requirement will lead to an imbalance between economic and residential development and does not support strategies such as the Enterprise Zone at Hillhouse. The housing requirement should be increased to allow for an appropriate balance to be struck
- Delivering less homes will lower number of economically active people in the Borough to fill anticipated job growth and exasperate increased job vacancy rates following COVID-19.

LPR1 background paper

- The LPR1 background paper does not provide any new baseline evidence, including an Objectively Assessed Need figure, on housing need. National planning practice states that "housing need is an unconstrained assessment of the number of homes needed in an area". Therefore, the assessment of need should be completely unconstrained and not limited to standard method.
- A full and updated OAN should be prepared. The Partial Review should have updated the Strategic Housing Market Assessment or prepared a new Local Housing Needs Assessment.
- Do not agree that housing delivery since 2011 is not significantly greater than the standard method (LPR1 background paper §3.3). On delivery rates, a higher figure is justified.

- LPR1 background paper has not considered the wider housing context, including need for affordable housing and for first time buyers.
- A number of allocations have no permission and there is no information on delivery of completions for each site. This provides incomplete picture. A number of consents are beyond the standard 3 year time period and there is no information on completions on each site. The housing trajectory could be overestimating likely delivery.

Employment

- The employment land requirement has not been amended to reflect lower housing growth.
- 43 hectares of employment land is too high given the reduction in the housing requirement. The Council should seek to save countryside from development where possible.

Highways and Transport

- Expect council to meet full OAN to be found sound, it will be necessary to consider transport and highway issues to include highway capacity analysis. This would allow understanding of any additional capacity since Local plans adoption and ensure sufficient infrastructure.
- With reference to the Inspector's report §68-73 & 78 that further local and strategic highway network work required to meet full OAN, the partial review has the objective of meeting the OAN within the Plan period. The purpose of partial review is not to prepare an alternative lower housing requirement which is not an OAN i.e. standard method proposed by this Partial Review.

Other

- No exceptional circumstances for the release of land from the green belt. Wyre is planning for too many houses and jobs. There are alternative sites including 49.82 hectares of brownfield land on the brownfield register. The Green Belt designated land is not required for development during the local plan period.

General Comments

- 6.17 The council received 71 general comments that did not specifically reference soundness. Some of these related to the matter of the housing requirement, and many of these echo comments listed above. Comments on housing requirement and supply and other matters include:

- Accept LPR1 background paper §3.2 regarding no circumstances justifying uplift in local housing need figure regarding housing deals, strategic infrastructure improvements or neighbouring planning authority unmet housing need.
- Average housing completions since 2011 is 349dpa, largely due to low completions in the early years. Last five monitoring years, the average completions is 478dpa and higher than adopted Local Plan requirement of 460dpa and significantly more than standard method.
- Disappointed that the adopted local plan housing requirement remains by virtue of the allocations.
- Insufficient site allocations to meet Wyre's emerging housing requirement.
- Additional land at Forton should be allocated for residential development.
- The Council states that only two of its allocations do not have planning permissions in place. However, some allocations have large portions that do not have permissions in place. This does not provide sufficient reasoning to warrant such a significant reduction in the housing requirement. The allocations may not deliver as intended, even those with planning permission. Indeed, they have been slow to deliver to date.
- Restrictive phasing would help promote urban regeneration in advance of countryside loss. The local plan does not promote sustainable development. Brownfield land should be allocated.
- Unclear how Fylde's incorporation of Wyre unmet need of 380 dwellings in Fylde's own partial review is taken into account in Wyre Partial Review and whether or not the 380 dwellings is accounted for in the headroom between Wyre's 9,423 dwellings supply figure and the 7,232 dwellings total requirement (Fylde Council).
- As Wyre has lowered their number by using the standard method, they no longer require Fylde to assist them in meeting their unmet need. This should be acknowledged in the Plan. The implementation of the Wyre Partial Review is a more sustainable option than continuing with the development strategy in the currently adopted Wyre Local Plan 2011-2031 (Fylde Council).
- In policy HP1 the housing requirement of 7,232 is made up from 8 years at 460 and 12 years at 296. Consideration should be given as to whether the most sustainable policy would be to add 152 dwellings to meet the shortfall in 2011-19, rather than for these to be provided for outside the Borough. This would add 13 dpa from 2019-31 i.e. 309 dpa overall requirement (Fylde Council).
- The full need for the period 2011-2019 at paragraph 9.2.1 has not been met by the Wyre Partial Review (Fylde Council).
- Existing local plan requirement too high resulting in a failure of the housing delivery test and development in rural areas and on greenfield land.

- Need a clearer explanation of the relationship between the Objectively Assessed Housing Need and the housing requirement as in the current adopted Wyre Local Plan these mean different things (Fylde Council).
- ‘Supports use of the standard method and a reduced housing requirement to 296 dwellings per annum (dpa), however it is recommended that the Council should reduce further the number of houses focused on rural Wyre and affordability assumptions flawed.
- For the standard method, the Government mandate use of ONS 2014 data which shows higher population growth rate compared to ONS 2016, 2018 and 2020 all show slower growth rates. Leads to higher housing growth rates, job and housing targets. This promotes development of greenfield land including Green Belt in advance of brownfield.
- There should be a greater priority given to brownfield development in Wyre.
- The windfall amount could be higher at 75 dwellings per annum. There is 49.82 hectares of brownfield land recorded on the register. At a development density of 40 dwellings per hectare this equates to 1,992 houses.
- Support the doubling of Wyre's windfall allowance from 2024 as the evidence shows that this is justified (Fylde Council).
- Query why Wyre needs a land supply buffer (paragraph 7.2.6 of the adopted plan proposed to be paragraph 7.2.5) as over performing on completions.
- First Homes’ are not ‘genuinely’ affordable homes in perpetuity, as 80% of market value is still out of reach of most people.
- Policy HP3 in relation to First Homes would benefit from further information within the justification text as to how this will be applied in practice.
- Reducing the boroughs carbon footprint will be impossible, firstly due to the scale of development and increase in traffic volume, and secondly because of the large volume of peat that will need to be removed on some sites.
- Building on greenfield sites will not lead to a net gain in biodiversity.
- Developments that do not support climate and biodiversity goals should be refused. Mitigation and compensation must be adequate and enforceable.
- The local plan could better reflect the move towards 10% Biodiversity Net Gain (Environment Agency).
- The local plan should plan for needs and protect and conserve Wyre’s important natural assets. There is a declared climate emergency, and the area is liable to flooding.
- Climate change should be included within the scope of the Partial Review (Cloughton-on-Brock Parish Council).

- Paragraph 5.1.1 should reference the fact that Wyre Council declared a 'Climate emergency' on 11 July 2019.
- Planning Policy should require installation of communal ground source heating systems as part of new developments of three or more houses (Cloughton-on-Brock Parish Council).
- The partial review provides information on the new housing figure, however it does not provide details of the specific planning areas. Detail is required of how the 5,192 dwellings will be allocated on the sites SA1, SA3 and SA4 (Lancashire County Council).
- It is noted that the scope of the partial review has narrowed to exclude some of the changes introduced by the NPPG19.
- Objects to the deletion of 'The Duty to Cooperate' from the contents page because it is a key aspect of local plan making, especially in rural areas where environmental sensitivity and constraints can lead to urban neighbours delivering part of any unmet need
- Disappointed by the Council's view that there should be no review of the highway and transport evidence. Further and dramatic measures need to be considered to disperse and regulate traffic along the A6.
- It is welcomed that there are no alterations proposed to the land in Fleetwood (which currently comprises school playing fields) and that the Local Plan continues to show this land as green infrastructure (Sport England).
- The NHS, council and other partners must work together to forecast the infrastructure and costs required to support the projected growth and development across the borough. Should ensure NHS continues to receive a commensurate share of S106 contributions.
- Policy SP4 text is poorly worded and in order not to promote inappropriate unsustainable development it should be amended. Duplicates NPPF paragraph 80 (d) and therefore query the necessity of this change.
- The plan should not allow building in areas of flood risk.
- The evidence base informing the Independent Economic Review for Lancashire and accompanying Environment Commission work should form part of the underpinning evidence for amending the figures (Lancashire County Council).
- Proposed amendments to HP3 that refers to First Homes and the requirements of the NPPF in relation to affordable homeownership are appropriate. Policy would benefit from further information within the justification text as to how this will be applied in practice.
- Add Policy LPR1 into Appendix A and indicate it is deleted (Fylde Council).

Evidence Base

6.18 The council has produced a background paper “Implementation of Policy LPR1” to support the partial review process and proposed revisions to the adopted Local Plan. A number of comments on soundness referenced the Background Paper and these are summarised above. In addition, Fylde Council has commented:

- That the base date of the standard method (2021) which they deem to be inconsistent with their own partial review and creates a position whereby the housing requirement for the period 2019-21 is not based on a calculation of housing need for that period.
- The document does not address how the identified shortfall in housing need that generated the need for Wyre Partial Review will be addressed. The background paper should acknowledge that Fylde Council has made provision for 380 dwellings in its Partial Review to meet the unmet need in Wyre Local Plan 2011-2031 but should consider whether the shortfall could and should be met instead within Wyre borough, given the headroom supply.
- Paragraph 8.3 does not accurately portray the circumstances by which the Fylde Local Plan Partial Review was conducted and concluded in advance of the Wyre Partial Review.

6.19 The council has produced a Housing Implementation Strategy (HIS) Partial Review. Fylde Council has commented that future updates of this document should reference the fact that Fylde’s own partial review accommodates Wyre’s unmet housing need of 380 dwellings.

Technical Documents

6.20 The Schedule of Revisions to the Wyre Local Plan Partial Review (2011-2031) is supported by a suite of technical documents that provide analysis of the review context and impact. Comments made against each of these documents are detailed below.

Sustainability Appraisal

6.21 There were five comments relating to the Sustainability Appraisal. Comments included:

- Satisfied that the SA has been updated to take account of our previous comments, which includes referencing measurable Biodiversity Net Gain (BNG) (Environment Agency).
- Concur with the conclusions of the Sustainability Appraisal Report (Natural England).

- The Sustainability Appraisal does not make any assessment of the reduction of the housing number as a reasonable alternative and the relative sustainability of lowering the housing number. It will be more sustainable to meet Wyre's housing needs in Wyre, and it is considered that this should have been assessed in the sustainability appraisal (Fylde Council).
- It is normally expected that the SA would mention the Lancashire Historic Environment Record (HER) being a source for information on both designated and non-designated heritage assets (Lancashire County Council).

Habitats Regulations Assessment

6.22 There was one response to the HRA:

- Concur with the conclusions of the HRA (Natural England).

Financial Viability Assessment Review

6.23 There was one response to the FVA which regarded the document as containing fundamental flaws, including:

- That the FVA does not take into account new mandatory national policy requirements relating to energy efficiency and Biodiversity Net Gain;
- That a comprehensive refresh of the LVA that supported the Adopted Wyre Local Plan that addresses methodological concerns (summarised below) should take place given the time elapsed since and economic impact of the pandemic.
- The FVA to support the Partial Review is based on a high-level indexation approach utilising approximate change in build costs and values which is unreliable and is not sufficiently evidenced, including:
 - No up-to-date review of recent s106 agreements to assess whether current s106 regime remains appropriate.
 - Insufficient evidence for site typologies, housing mix and unit size assumptions as used for the 2017 FVA to support the now adopted Wyre Local Plan.
 - Over-reliance on Land Registry data which is unreliable due to COVID-19 impacts on sample sizes.
 - Affordable housing transfer values insufficiently evidenced.
 - Use of BCIS build cost data does not take into account recent inflation.
 - Concerned that the 2017 build cost data was disclosed as part of the 2017 FVA and as such it is unclear that the costs were representative.
 - Abnormal cost assumptions for greenfield sites are not realistic.

- Lack of supporting evidence for benchmark land values.

Equality and Health Impact Assessment

6.24 No comments on the EqHIA were submitted.

7. Duty to Co-operate and Joint Working

Duty to Co-operate (DtC)

7.1 Section 110 of the Localism Act 2011 inserted s33A into Part 2 of the Planning and Compulsory Purchase Act 2004 that introduced a duty on local planning authorities, county councils and other bodies with statutory functions to cooperate with each other on strategic planning matters. Accordingly, the council has worked closely with neighbouring local planning authorities, the county council and key stakeholders when preparing the evidence base and developing the Publication Draft Wyre Local Plan Partial Review (2011-2031) – Wyre Local Plan Schedule of Revisions (2011-2031). The council has prepared a separate statement on compliance with the Duty to Co-operate, including a Statement of Common Ground as required by the National Planning Policy Framework 2021.

Evidence Base – Engagement

7.2 The partial review is, by definition, limited in scope and hence the evidence base necessary to support the review is not as extensive as if a full review were underway. The table below lists key evidence and supporting documents currently informing the partial review. In some cases, documents are at the drafting stage.

Evidence	Key Parties Involved	Comment
Implementation of Policy LPR1 (evidence paper)	Draft circulated to neighbouring authorities, National Highways and Lancashire County Council, including the Highway Authority	Strong agreement on the approach of Wyre council to the partial review.
Implementation of Policy LPR1 (evidence paper)	In September 2021, the council contacted specific stakeholder bodies through a bespoke newsletter seeking views on the emerging evidence paper “Implementation of Policy LPR1”. Appendix 5	Responses were received from the Environment Agency, Historic England and Natural England (see Statement of Compliance).

Evidence	Key Parties Involved	Comment
	contains a copy of the newsletter text.	
Implementation of Policy LPR1 (evidence paper)	In November 2021, the council circulated an updated draft of the evidence paper "Implementation of Policy LPR1" to parish and town councils. .	The council held an in-person presentation of the emerging evidence base to parish and town council representatives held on 8 November 2021 (see above).
Implementation of Policy LPR1 (evidence paper)	In November 2021, the council circulated an updated draft of the evidence paper "Implementation of Policy LPR1" to adjoining parish councils for information and written comment if they so wished.	No responses received at the time of writing.
Housing Implementation Strategy	Developers, landowners and agents	To gain a full understanding of local housing dynamics across the borough and how this, along with any other factors, is impacting either positively or negatively on the housing market, the council carried out a survey of developers, landowners and agents. A total of 76 survey pro-formas were sent relating to 56 individual sites. The council received 45 responses (59%) relating to 35 sites (63%). This information fed directly into the conclusions reached in this HIS.
Habitat Regulation Assessment	Natural England	On-going consultation on Screening Report and emerging partial review. NE confirmed at Publication stage acceptance of the conclusions of the HRA Screening Report.
Sustainability Appraisal (SA)	Natural England Heritage England Environment Agency	Consulted on the SA Scoping Report, April 2021. On-going consultation on the emerging partial review. NE and the EA confirmed at Publication stage acceptance of the conclusions of the SA. There was no response from Heritage England.

8. Further Information

Information about the partial review including publicity and consultation material is available from the council's web site at <https://www.wyre.gov.uk/planning-policy> or by contacting the Planning Policy Team at Wyre Council, Civic Centre, Breck Road, Poulton-le-Fylde, FY6 7PU. (e-mail: planning.policy@wyre.gov.uk).

Appendix 1 - The Town and Country Planning (Local Planning) (England) Regulations 2012 (extract)

Preparation of a local plan

18.—(1) A local planning authority must—

(a) notify each of the bodies or persons specified in paragraph (2) of the subject of a local plan which the local planning authority propose to prepare, and

(b) invite each of them to make representations to the local planning authority about what a local plan with that subject ought to contain.

(2) The bodies or persons referred to in paragraph (1) are—

(a) such of the specific consultation bodies as the local planning authority consider may have an interest in the subject of the proposed local plan;

(b) such of the general consultation bodies as the local planning authority consider appropriate; and

(c) such residents or other persons carrying on business in the local planning authority's area from which the local planning authority consider it appropriate to invite representations.

(3) In preparing the local plan, the local planning authority must take into account any representation made to them in response to invitations under paragraph (1).

19. Before submitting a local plan to the Secretary of State under section 20 of the Act, the local planning authority must—

(a) make a copy of each of the proposed submission documents and a statement of the representations procedure available in accordance with regulation 35, and

(b) ensure that a statement of the representations procedure and a statement of the fact that the proposed submission documents are available for inspection and of the places and times at which they can be inspected, is sent to each of the general consultation bodies and each of the specific consultation bodies invited to make representations under regulation 18(1).

Representations relating to a local plan

20.—(1) Any person may make representations to a local planning authority about a local plan which the local planning authority propose to submit to the Secretary of State.

(2) Any such representations must be received by the local planning authority by the date specified in the statement of the representations procedure.

(3) Nothing in this regulation applies to representations taken to have been made as mentioned in section 24(7) of the Act.

Submission of documents and information to the Secretary of State

22.—(1) The documents prescribed for the purposes of section 20(3) of the Act are—

(a) the sustainability appraisal report;

(b) a submission policies map if the adoption of the local plan would result in changes to the adopted policies map;

(c) a statement setting out—

(i) which bodies and persons the local planning authority invited to make representations under regulation 18,

(ii) how those bodies and persons were invited to make representations under regulation 18,

(iii) a summary of the main issues raised by the representations made pursuant to regulation 18,

(iv) how any representations made pursuant to regulation 18 have been taken into account;

(v) if representations were made pursuant to regulation 20, the number of representations made and a summary of the main issues raised in those representations; and

(vi) if no representations were made in regulation 20, that no such representations were

made;

(d) copies of any representations made in accordance with regulation 20; and

(e) such supporting documents as in the opinion of the local planning authority are relevant to the preparation of the local plan.

(2) Notwithstanding regulation 3(1), each of the documents referred to in paragraph (1) must be sent in paper form and a copy sent electronically.

(3) As soon as reasonably practicable after a local planning authority submit a local plan to the Secretary of State they must—

(a) make available in accordance with regulation 35—

23. Before the person appointed to carry out the independent examination under section 20 of the Act makes a recommendation under section 20(7), (7A) or (7C)(1) of the Act the person must consider any representations made in accordance with regulation 20.

(i) a copy of the local plan;

(ii) a copy of each of the documents referred to in paragraph (1)(a), (b) and (c);

(iii) any of the documents referred to in paragraph (1)(d) or (e) which it is practicable to so make available, and

(iv) a statement of the fact that the documents referred to in sub-paragraphs (i) to (iii) are available for inspection and of the places and times at which they can be inspected;

(b) send to each of the general consultation bodies and each of the specific consultation bodies which were invited to make representations under regulation 18(1), notification that the documents referred to in paragraphs (a)(i) to (iii) are available for inspection and of the places and times at which they can be inspected; and

(c) give notice to those persons who requested to be notified of the submission of the local plan to the Secretary of State that it has been so submitted.

Appendix 2 – Statement of Community Involvement Consultation, April 2021

- 1. Newsletter (extract)**
- 2. Web Page**

Planning Policy Newsletter

April 2021 Edition.

Dear Consultee,

Statement of Community Involvement (SCI) Public Consultation

The council is required to prepare and update a Statement of Community Involvement (SCI). The SCI sets out how the council will engage with local people and organisations in the planning process through the preparation of planning policy documents such as the Local Plan and during the consideration of planning applications. The SCI is a public statement and sets the minimum standards we aim to achieve in this process.

The current SCI was adopted by the council in 2010. To reflect changes to planning legislation and best practice, a revised draft SCI has been prepared and will be subject to a **4 week public consultation between 29th April and 5pm on Friday 28th May 2021.**

The [revised draft SCI is available to view online.](#)

Consultation comments on the revised draft SCI can be submitted to the council via:

Email: planning.policy@wyre.gov.uk

In writing: Planning Policy, Wyre Council, Civic Centre, Breck Road, Poulton-le-Fylde, FY6 7PU

Consultation comments received during the consultation will be considered by the council, and where relevant, will be used to update and finalise the SCI before it is adopted by the council. Consultation comments received after 5pm on 28th May 2021 will not be considered.

Statement of Community Involvement (SCI)

The Statement of Community Involvement (SCI) sets out how the council will engage with local people and organisations in the planning process through the preparation of planning policy documents such as the Local Plan and during the consideration planning applications. The SCI is a public statement and sets the minimum standards we aim to achieve in this process.

The current SCI was adopted by the Council on 21st January 2010.

To reflect changes to planning legislation and best practice, a revised draft SCI has been prepared and will be subject to a 4 week public consultation between **29th April and 5pm on Friday 28th May 2021**.

Consultation comments on the revised draft SCI can be submitted to the council via:

- Email: planning.policy@wyre.gov.uk
- In writing: Planning Policy, Wyre Council, Civic Centre, Breck Road, Poulton-le-Fylde, FY6 7PU

Consultation comments received during the consultation will be considered by the council, and where relevant, will be used to update and finalise the SCI before it is adopted by the council.

Consultation comments received after 5pm on 28th May 2021 will not be considered.

For further information on this document, please contact the council via email: planning.policy@wyre.gov.uk or call: 01253 891000

Appendix 3 – Regulation 18 (Scoping) Consultation Letter

28 February 2020

Dear Sir/Madam,

Public Consultation. Regulation 18.

The Town and Country Planning (Local Planning) (England) Regulations 2012 No 767 Part 6 (as amended) Wyre Local Plan to 2031 Partial Review Scoping Consultation

I am writing to advise you that the Council is consulting on the scope of the partial review of the Wyre Local Plan to 2031 for six weeks from 28 February 2020 to 5.00 pm on 14 April 2020.

The Council considers that it is necessary to undertake a partial review of the plan for two reasons:

1) The Wyre Local Plan to 2031 was adopted on 28 February 2019. It was examined in accordance with the National Planning Policy Framework 2012 (NPPF12). A revised NPPF was published in February 2019, Annex 1: Implementation, Paragraph 212 states that Plans may need to be revised to reflect policy changes which the replacement framework has made. This should be progressed as quickly as possible, either through a partial review or by preparing a new plan. Wyre Council is proposing to carry out a partial review.

2) The Wyre Local Plan to 2031 includes Policy LPR1 – Wyre Local Plan Review which requires the early partial review of the Wyre Local Plan with the objective of meeting the full objectively assessed housing needs over the plan period. The Policy sets out the matters to be included in the partial review including an update of objectively assessed needs and review of transport and highway issues.

The Council is writing to invite comments on the scope of the partial review. However it should be noted that revisions to allocations, for example, will not fall within the scope of this partial review and will not be taken forward.

This letter is available for inspection on the Council's website and at The Civic Centre, Breck Road, Poulton le Fylde, FY6 7PU and at libraries throughout the Borough. Please visit www.lancashire.gov.uk/libraries for library locations and opening times.

Comments should be made in writing either by email to planning.policy@wyre.gov.uk or by post to Planning Policy, Civic Centre, Breck Road, Poulton le Fylde, FY6 7PU, to be received by the deadline of 5.00 pm on 14 April 2020. **All comments will be published but apart from the name of the sender no other personal information will be publicly available. Anonymous comments will not be accepted.**

You are receiving this letter because your contact details are held of our Register of Consultees database. If you no longer wish to be consulted on Planning Policy matters

and/or the contact details are incorrect, please let us know either by phone 01253 891000 or email planning.policy@wyre.gov.uk .

Yours faithfully,

Steve Smith

Planning Policy Manager.

Appendix 4 - Regulation 18 (Scoping) Schedule of Consultees (Organisations)

Associated British Ports
Avison Young
Barnacre with Bonds Parish Council Planning Ambassador
Barnacre with Bonds Parish Council
Barratt Homes
Barrow Borough Council
Barton Grange
Barton Parish Council
Barton Willmore
Baxter Group Limited
Bell Ingram
Bellway Homes Ltd
Bilsborrow Post Office
Blackpool Council
Blackpool Transport
Bleasdale Parish Council
Bowland Forest (Higher) Parish Council
Breck Primary School
Broadgrove Planning and Development Ltd
BT
Burlingham Park Ltd
Cabus Parish Council
Cadent Gas Limited
Cardinal Allen Catholic High School
Carleton St. Hilda's Church of England Primary School
Carr Head Primary School
Cass Associates Ltd
Central Lancashire Friends of the Earth
Chipping Parish Council
CLA
Claughton-on-Brock Parish Council
Cockerham Parish Council
Countryside Properties
De Pol Associates
DfE
EE
Electricity NW
Ellel Parish Council
Elswick Parish Council
Emery Planning
Environment Agency
Fleetwood Civic Society
Fleetwood Town Council
Forest of Bowland Area of Outstanding Natural Beauty Partnership
Forton Parish Council
Forton Women's Institute
Fox Planning Consultancy

Frank Harrington Associates
Frost Planning Ltd
Fylde Council
Garstang ramblers
Garstang Town Council
Graham Anthony Associates
Great Eccleston & District Agricultural Society
Great Eccleston Parish Council
Greater Preston CCG
Hambleton Parish Council
Head of Enterprise Zones (Blackpool Council)
Health and Safety Executive
Highways England (as was)
Historic England
Hollins Strategic Land
Holliss Vincent
Home Builders Federation (HBF)
Homes England
Ingle's Dawndew Salad Ltd
Inskip-with-Sowerby Parish Council
Jennifer Lampert Associates Ltd
JWPC Ltd
Kirkland Parish Council
Lancashire County Council Planning Group
Lancashire Association of Parish & Town Councils Wyre Area Committee
Lancashire Constabulary
Lancashire County Council
Lancashire County Council Highways
Lancashire County Council, Public Health
Lancashire Enterprise Partnership Ltd
Lancashire Fire & Rescue Service
Lancashire Mind
Lancashire North CCG
Lancashire Wildlife Trust
Lancaster City Council
Lead Local Flood Authority
Lichfields
Little Eccleston with Larbreck Parish Council
M.O.D.
Marine Management Organisation
Marrons Planning
Maybern Planning and Development
Member of Parliament for Blackpool North and Cleveleys
Member of Parliament for Wyre and Preston North
Morris Homes
Mosaic Town Planning
My Neighbourhood Plan
Myerscough and Bilsborrow Parish Council
Myerscough College
N Vision Blackpool, Fylde and Wyre Society for the Blind

Nateby Parish Council
National Grid
NATS
Natural England
Nether Wyresdale Parish Council
Nateby Parish Council
Network Rail
Nexus Planning
NFU North West
North & Western Lancashire Chamber Of Commerce
Northern Edge Limited
Northern Trust
NPL Group
Office of Rail and Road
Office of the Police and Crime Commissioner
Open Reach
Out Rawcliffe Parish Council
Over Wyresdale Parish Council
Overton Parish Council
Persimmon Homes Lancashire
Peter Brett Associates
Catterall Parish Council
Kirkland Parish Council
Pilling Parish Council
Plainview Planning
Poulton-le-Fylde Historical & Civic Society
Preesall Town Council
Preston City Council
Property Capital plc
PWA Planning
R & D Gregory
RC Church
Redrow Homes Ltd
Regenda Group
Ribble Valley Borough Council
Richard Turner & Son
Rossall School
Rowland Homes
Royal Society for the Protection of Birds (RSPB)
Savills (UK) Ltd
Scorton Residents Association
Sedgewick Associates
Shepherd Planning
Singleton Estates Ltd
Singleton Parish Council
Smith & Love Planning Consultants
Sport England
SSA Planning Limited
St Mary's Catholic Primary School Great Eccleston
St Wulstan and Edmund, Fleetwood, Lancashire

Staining Parish Council
Stalmine-with-Staynall Parish Council
Stalmine-with-Staynall Residents' Association
Steven Abbott Associates
Story Homes
Superdrott Plant Hire
Tetlow King Planning Ltd
The Coal Authority
The Gardens Trust
The Strategic Land Group Ltd
Theatres Trust
Thornton Action Group
Three
Thurnham with Glasson Parish Council
Treales Roseacre & Wharles Parish Council
Turley
United Utilities
Upper Rawcliffe with Tarnacre Parish Council
Vinnolit Hillhouse Limited
Wainhomes (North West) Limited
Walton & Co (Planning Lawyers) Limited
Winmarleigh Parish Council
Woodland Trust
Woodplumpton Parish Council
WYG
Wyre Labour Group
YMCA Fylde Coast

Appendix 5 – Newsletter, September 2021

Planning Policy Newsletter

September 2021 Edition.

Dear Consultee,

Wyre council is currently undertaking a partial review of its adopted Local Plan 2011-2031 as required by Local Plan Policy LPR1. Last year we published a consultation on the scope of the review, which focused particularly on the borough's housing need and any associated transport and highway matters. The council has published a [summary of the responses](#) received to the scoping exercise.

It is intended to consult on the outcome of the partial review in the form of proposed changes to the adopted Local Plan in November this year. However, before this takes place, the council wish to ensure that key stakeholders have an opportunity to comment on the emerging evidence that underpins the review. This evidence is in the form of a paper entitled "[Implementation of LPR1](#)", a draft of which is attached to this newsletter. Please note that this document remains work in progress and as such it should be treated as confidential. This is an informal consultation with key stakeholders and not a formal part of the review process. You will have a formal opportunity to response to the council's proposed changes to the adopted Local Plan later this year.

To inform our work we would be happy to receive your comments on this draft paper, with a deadline of 12 noon Friday 1 October. Comments should be sent to planning.policy@wyre.gov.uk. This e-mail address can also be used if you have any queries about the attached draft document and the review process.

Please note that due to current working arrangements, officer availability to take calls is limited, email contact is therefore preferred at planning.policy@wyre.gov.uk

Kind Regards,
Planning Policy and Economic Development
Wyre Council
15 September 2021

Appendix 6 – Newsletter, November 2021

Planning Policy Newsletter

November 2021 Edition.

Dear Consultee,

Statement of Community Involvement (SCI)

The Statement of Community Involvement (SCI) sets out how the council will engage with local people and organisations in the planning process through the preparation of planning policy documents such as the Local Plan and during the consideration of planning applications. The SCI is a public statement and sets the minimum standards we aim to achieve in this process.

The SCI was adopted by the council in August 2021.

Further information can be [seen here](#).

Local Development Scheme (LDS)

The LDS sets out the main local planning documents the Council will produce, including details about content and purpose and the timescales for preparation. This 2021 LDS is an updated position on the timetable and supersedes the 2020 version, setting out the timescales for the preparation of a revision to the Local Plan.

The LDS was adopted by the council in November 2021.

Further information can be [seen here](#).

Housing Implementation Strategy (HIS)

The council has produced a Housing Implementation Strategy (HIS) 2021. This HIS sets out the council's position on housing land supply in accordance with the requirements of the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (PPG) and supports the Wyre Local Plan 2011-2031 (WLP31).

This HIS has a base date of 1 April 2021, it takes account of all available information up to and including 31 March 2021.

The council's HIS demonstrates a deliverable housing land supply position of 6.4 years.

The HIS was adopted by the council in October 2021.

Further information can be [seen here](#).

Holiday Accommodation (EP9) – Advice for applicants

The Wyre Local Plan 2011 – 2031 (WLP31) contains Policy EP9 Holiday Accommodation, which sets out under what circumstances development of holiday accommodation will be permitted.

The document provides guidance to support the reading and understanding of Policy EP9, it will assist applicants needing to satisfy the requirements of the policy. It provides information on how the council approaches the application or implementation of Policy EP9.

The EP9 advice for applicants was adopted by the council in October 2021.

Further information can be [seen here](#).

Should you require further information, please contact us via planning.policy@wyre.gov.uk

Kind Regards,

Planning Policy and Economic Development

Wyre Council

5 November 2021

Appendix 7 – Publication Draft Newsletter, November 2021

Planning Policy Newsletter

November 2021 - Publication Draft Wyre Local Plan Partial Review (2011-2031) Public Consultation November 2021

Dear Consultee,

Publication Draft Wyre Local Plan Partial Review (2011-2031)

The council is in the process of undertaking a partial review of the adopted Wyre Local Plan 2011-2031. The review has entered a key stage of the plan preparation process whereby the council is [inviting representations on the Publication Draft Wyre Local Plan Partial Review \(2011-2031\) - Schedule of Revisions to the Wyre Local Plan \(2011 – 2031\) \(the Schedule of Revisions\) and the accompanying Sustainability Appraisal.](#)

Representations are invited over a seven-week period from **30 November 2021 to 5.00pm 18 January 2022**. In accordance with the National Planning Policy Framework, the consultation seeks the views of the local community and stakeholders on:

- **Legal compliance** – has the council complied with all the relevant legislation and regulations, including the Duty to Cooperate, in preparing the reviewed plan?
- **Whether the reviewed plan is “sound”** – is it positively prepared, justified, effective and consistent with national planning policy?

The [Statement of Representations Procedure](#) included with this letter provides more details about the consultation. Once the council has received and considered the responses we will submit the Wyre Local Plan Partial Review (2011-2031) Schedule of Revisions and accompanying Sustainability Appraisal for public examination. Copies of the responses will be sent to the examining Planning Inspector. If you have received this letter but no longer wish to be contacted about the Local Plan please contact the Planning Policy team.

Should you require further information, please contact us
via planning.policy@wyre.gov.uk

Kind Regards,
Planning Policy and Economic Development
Wyre Council
29 November 2021

Appendix 8 - Regulation 19 (Publication) Schedule of Consultees (Organisations)

Ainscough Strategic Land
Anwyl Homes
Anwyl Homes Lancashire Ltd
Associated British Ports (ABP)
Avison Young
Barnacre - Planning Ambassador
Barnacre with Bonds Parish Council
Barratt Homes
Barrow Borough Council
Barton Grange
Barton parish council
Barton Willmore
Bell Ingram
Bellway Homes Ltd
Bilsborrow Post Office & Village Stores
Blackpool Council
Blackpool Transport
Bleasdale Parish Council
Bowland Forest (Higher) Parish Council
Breck Primary School
Broadgrove Planning and Development Ltd
BT
Burlingham Park Ltd
Cabus Parish Council
Cadent Gas
Canal & River Trust
Cardinal Allen Catholic High School
Carleton St. Hilda's Church of England Primary School
Carr Head Primary School
Cass Associates Ltd
Catterall Parish Council
Central Lancashire Friends of the Earth
Chipping Parish Council
Civil Aviation Authority
CLA
Claughton-on-Brock Parish Council
Concert Living
Cockerham Parish Council
CPRE Lancashire
Dawndew Salad
De Pol Associates
Department for Levelling Up, Housing and Communities (DLUHC)
DfE

Dickie & Moore Homes Ltd
EE
Electricity NW
Ellel Parish Council
Elswick Parish Council
Emery Planning
Environment Agency
Fleetwood Civic Society
Fleetwood Town Council
Forest of Bowland Area of Outstanding Natural Beauty Partnership
Forton Parish Council
Forton Women's Institute
Fox Planning Consultancy
Frank Harrington Associates
Frost Planning Ltd
Fylde and Wyre CCG
Fylde Council
Garstang ramblers
Garstang Town Council
Gm Ecology Unit
Goosnargh Parish Council
Graham Anthony Associates
Great Eccleston & District Agricultural Society
Great Eccleston Parish Council
Greater Preston CCG
Hambleton Parish Council
Head of Enterprise Zones (Blackpool Council)
Health and Safety Executive
Heaton Planning
National Highways
Hillhouse Enterprise Zone
Hollins Strategic Land
HollissVincent
Home Builders Federation (HBF)
Homes England
Ingle's Dawndew Salad Ltd
Inskip-with-sowerby parish council
Jennifer Lampert Associates Ltd
Jigsaw Homes Group
Jones Homes (Lancashire) Ltd
JWPC Ltd
Kirkland Parish Council
Lancashire County Council Planning Group
Lancashire Association Of Parish & Town Councils Wyre Area Committee
Lancashire Constabulary
Lancashire County Council

Lancashire County Council - Lead Local Flood Authority (LLFA)
Lancashire County Council Highways
Lancashire County Council, Public Health
Lancashire Enterprise Partnership Ltd
Lancashire Fire & Rescue Service
Lancashire LNP
Lancashire Mind
Lancashire Public Health
Lancashire Wildlife Trust
Lancaster City Council
Lichfields
Little Ecclestone with Larbreck Parish Council
M.O.D.
Marine Management Organisation
Marrons Planning
Maybern Planning and Development
Member of Parliament for Blackpool North and Cleveleys
Member of Parliament for Wyre and Preston North
Mosaic Town Planning
MPSL planning and design
My Neighbourhood Plan
Myerscough and Bilsborrow Parish Council
Myerscough College
N Vision. Blackpool, Fylde and Wyre Society for the Blind
Nateby parish council
National Grid
NATS
Natural England
Nether Wyresdale Parish Council
Nateby Parish Council
Network Rail
Nexus Planning
NFU North West
NHS England
NHS Property Services Ltd
North & Western Lancashire Chamber of Commerce
North Lancashire NHS
Northern Edge Limited
Northern Trust
NPL Group
Office of Rail and Road
Office of the Police and Crime Commissioner
Open Reach
Out Rawcliffe Parish Council
Over Wyresdale Parish Council
Overton Parish Council

Persimmon Homes Lancashire
Peter Brett Associates
Pilling Parish Council
Plainview Planning
Poulton-le-Fylde Historical & Civic Society
Preesall Town Council
Preston City Council
Property Capital plc
PWA Planning
R & D Gregory
RC Church
Redrow Homes Ltd
Residential Parks Ltd
Ribble Valley Borough Council
Richard Turner & Son
Rossall School
Rowland Homes
Royal Society for the Protection of Birds (RSPB)
Savills (UK) Ltd
Scorton Residents Association
Sedgewick Associates
Shard Developments Ltd
Shepherd Planning
Singleton Estates Ltd
Singleton Parish Council
Smith & Love Planning Consultants
Sport England
SSA Planning Limited
St Mary's Catholic Primary School Great Eccleston
St Wulstan and Edmund, Fleetwood, Lancashire
Staining Parish Council
Stalmine-with-Staynall Parish Council
Stalmine-with-Staynall Residents' Association
Steven Abbott Associates
Story Homes
Superdrott Plant Hire
Taylor Wimpey
Tetlow King Planning Ltd
The Coal Authority
The Gardens Trust
The Planning Bureau
The Strategic Land Group Ltd
Theatres Trust
Thornton Action Group
Thornton Flood Action Group
Thurnham with Glasson Parish Council

Treales Roseacre & Wharles Parish Council
United Utilities
Upper Rawcliffe with Tarnacre Parish Council
V & E J, Chadwick & Son's
W Robinson and Son (Seeds and Plants) Ltd
Wainhomes (North West) Limited
Walton & Co (Planning Lawyers) Limited
Winmarleigh Parish Council
Woodland Trust
Woodplumpton Parish Council
WYG
Wyre Labour Group
YMCA Fylde Coast

Appendix 9 - Statement of Representations Procedure and Availability of Documents, November 2021 (Publication)

Wyre Borough Council

Publication Draft Wyre Local Plan Partial Review (2011-2031)

Statement of Representations Procedure and Availability of Documents

Planning and Compulsory Purchase Act 2004 and Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012

Wyre Borough Council is publishing its Publication Draft Wyre Local Plan Partial Review (2011-2031) - Schedule of Revisions to the Wyre Local Plan (2011–2031) (the Schedule of Revisions) prior to its submission to the Government for independent examination. The adopted Local Plan is the council's principal planning document which sets the framework to guide the future development of the borough to 2031. A partial review of the Local Plan has been undertaken principally to consider the matter of housing need. The Schedule of Revisions is accompanied by a Sustainability Appraisal.

The consultation on the Schedule of Revisions and Sustainability Appraisal runs for a period of seven weeks from **30 November 2021 to 5.00pm 18 January 2022**.

The Schedule of Revisions and Sustainability Appraisal and all supporting documents can be downloaded from the council's website at

<https://www.wyre.gov.uk/planning-policy/local-plan-partial-review-2011-2031-1> A paper copy of the Schedule of Revisions, Sustainability Appraisal and supporting documents can be inspected at the following locations:

Wyre Council, Civic Centre Reception, Breck Road, Poulton-le-Fylde, FY6 7PU
Cleveleys Library, Rossall Road, Thornton-Cleveleys, FY5 1EE
Fleetwood Library, North Albert Street, Fleetwood, FY7 6AJ
Garstang Tourist Information Centre, 1, Cherestanc Square, Rope Walk, Garstang,
Knott End Library, 26 Lancaster Rd, Knott End on-Sea, FY6 0AU
Poulton-le-Fylde Library, Blackpool Old Road, Poulton-le-Fylde, FY6 7DH
Thornton Library, Victoria Road East, Thornton-Cleveleys, FY5 3SZ

Please note that due to the on-going impact of the COVID-19 pandemic opening times and terms of operation may vary or change. For up-to-date library information please contact 0300 123 6703 or access the Lancashire County Council web site at <https://www.lancashire.gov.uk/libraries-and-archives/libraries/> For Garstang TIC opening times please see <http://www.discoverwyre.co.uk/visitor-information> or call 01995 602125. For up-to-date information regarding Wyre council Reception please contact 01253 891000 or access the Wyre council web site at <https://www.wyre.gov.uk/>

Representations must be made **within** the consultation period and relate to the Schedule of Revisions and accompanying Sustainability Appraisal. A guidance note explaining how to make your representations is available from the above locations, the council's web site (see link above) and the planning policy team. Completed representations can be submitted by

e-mail to planning.policy@wyre.gov.uk

Post to Planning Policy Team, Wyre council, Breck Road, Poulton-le-Fylde, FY6 7PU

Representations can also be posted by hand into a ballot box held at the Civic Centre Reception.

As part of your representation you can request to be notified at an address/email address of key stages of the local plan process which will include, i. The submission of the Wyre Local Plan Partial Review (2011-2031) for independent examination; ii. Publication of the recommendations of any person appointed to carry out an independent examination of the Wyre Local Plan Partial Review (2011-2031); iii. The adoption of the Wyre Local Plan Partial Review (2011-2031). We will only be able to contact those subscribed to our local plan consultation database – please subscribe at <https://www.wyre.gov.uk/local-plan/local-plan-2011-2031/3>



PUBLICATION DRAFT WYRE
LOCAL PLAN PARTIAL REVIEW
(2011-2031)

PUBLIC CONSULTATION
30 NOVEMBER 2021
TO
18 JANUARY 2022 (5pm)

If you wish to view the proposed revisions to the Local Plan and view the supporting documents please visit -

<https://www.wyre.gov.uk/planning-policy/local-plan-partial-review-2011-2031-1>

The documents are also available to view at:

- Wyre Council Civic Centre Reception
- Cleveleys Library
- Fleetwood Library
- Garstang Tourist Information Centre
- Knott-End Library
- Poulton-le-Fylde Library
- Thornton Library

Appendix 11 – Public Notice (Publication)

Blackpool Gazette

Published 01.12.21

PLANNING NOTICES

Wyre Council								
Planning and Compulsory Purchase Act 2004								
The Town and Country Planning (Local Planning) (England) Regulations 2012								
Notice of publication of a local plan (Regulation 19)								
Wyre council is publishing for public consultation the Publication Draft Wyre Local Plan Partial Review (2011-2031) - Schedule of Revisions to the Wyre Local Plan (2011 – 2031) (the Schedule of Revisions). The Local Plan is the council's principal planning document that sets the framework to guide the future development of the borough to 2031.								
Wyre council is inviting members of the public and stakeholders to make representations on the Schedule of Revisions and accompanying Sustainability Appraisal for a seven week period from 30 November 2021 to 18 January 2022. The Schedule of Revisions, Sustainability Appraisal and supporting documents can be viewed and downloaded from the council's web site at https://www.wyre.gov.uk/local-plan/local-plan-2011-2031/								
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Representations can only be made within the consultation period and must be received by 5.00pm 18 January 2022. Late representations will not be accepted.								
Representations on the Schedule of Revisions should focus on whether or not the proposed revisions are "sound" (positively prepared, justified, effective and consistent with national policy) and whether legal requirements and the Duty to Cooperate have been met.								
Queries should be addressed to the Planning Policy Team at planning.policy@wyre.gov.uk or call 01253 887321/887235.								
D Thow, Head of Planning Services Date: November 2021								

Garstang Courier

Published 01.12.21

Wyre Council	
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D Thon, Head of Planning Services	Date: November 2021

Fleetwood Weekly News

Published 01.12.21

PLANNING NOTICES

Wyre Council
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Notice of publication of a local plan (Regulation 19)

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D Thow, Head of Planning Services **Date: November 2021**

Appendix 12 – Social Media and Wyre Council News (Publication)

Public notice promoting the publication version of the local plan partial review.

Wyre Council
29 November 2021 · 🌐

🔔 The council is in the process of undertaking a partial review of the adopted Wyre Local Plan 2011-2031.

The review has entered a key stage of the plan preparation process whereby the council is inviting representations on the Publication Draft Wyre Local Plan Partial Review (2011-2031) - Schedule of Revisions to the Wyre Local Plan (2011 – 2031) (the Schedule of Revisions) and the accompanying Sustainability Appraisal.

Representations are invited over a seven-week period from 30 November 2021 to 5.00pm 18 January 2022

Find out more 🖱️ <https://bit.ly/3xN9og9>

WYRE.GOV.UK
Local plan partial review (2011-2031) – Wyre Council
Local Plan Partial Review (2011-2031)

5 shares

👍 Like 💬 Comment ➦ Share


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Review of the Local Plan

The council is in the process of undertaking a partial review of the adopted Wyre Local Plan 2011-2031.

The review has entered a key stage of the plan preparation process whereby the council is inviting representations on the Publication Draft Wyre Local Plan Partial Review (2011-2031) - Schedule of Revisions to the Wyre Local Plan (2011 – 2031) (the Schedule of Revisions) and the accompanying Sustainability Appraisal.

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[Visit our website to find out more.](#) 

Published: 29th November 2021