



**Wyre Council**  
Local Development Scheme (LDS)

**April 2022**

# Wyre Local Development Scheme

## 1 Introduction

- 1.1 The Planning and Compulsory Purchase Act 2004 establishes the current system of local development planning in England<sup>1</sup> and introduced the requirement to prepare and maintain a Local Development Scheme (LDS). An LDS sets out a timetable for the production of new or revised Development Plan Documents (such as a Local Plan) by the Council. This LDS covers the administrative area of Wyre Borough Council for which it is the Local Planning Authority.
- 1.2 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 2022 LDS is an updated position on the timetable and supersedes the 2021 version, setting out the timescales for the preparation of a revision to the Local Plan.
- 1.3 Development plan documents, such as the Local Plan are documents which contain statements regarding one or more of the following:
- The development and use of land which the local planning authority wish to encourage during any specific period;
  - The allocation of sites for a particular type of development or use;
  - Any environmental, social, design and economic objectives which are relevant to the attainment of the development and use of land which the local planning authority wish to encourage;
  - Development management and site allocation policies, which are intended to guide the determination of applications for planning permission.
- 1.4 In relation to local plans, the stages required are set out in The Town and Country Planning (Local Planning) (England) Regulations 2012 (As amended) -
- Reg 18 – preparation of a local plan
  - Reg 19 – publication of a local plan
  - Reg 20 – representations relating to a local plan
  - Reg 22 – submission of documents and information to the Secretary of State
  - Reg 23 – consideration of representations by appointed person
  - Reg 24 – independent examination
  - Reg 25 – publication of the recommendations of the appointed person
  - Reg 26 – adoption of a local plan

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<sup>1</sup> The Planning Act 2008 and then the Localism Act 2011 (sections 110 to 113) made a number of amendments to part 2 of the 2004 Act. Regulations – most recently The Town and Country Planning (Local Planning) (England) Regulations 2012 as amended in 2017 – make provision for the operation of the current system of plan making.

## 2 The Statutory Development Plan for Wyre

- 2.1 The statutory development plan is the starting point for the determination of planning applications and comprises:
- The Wyre Local Plan (2011-2031)
  - The Joint Lancashire Minerals and Waste Local Plan (the adopted core strategy and the adopted site allocation and development management policies local plan)

## 3 Development Plan Documents to be prepared

- 3.1 Regulations<sup>1</sup> require local authorities to review local plans and their Statements of Community Involvement at least every five years from the date of their adoption.

### Wyre Local Plan (2011-2031) Partial Review

- 3.2 The Wyre Local Plan (2011-2031) contains policy **LPR1 Wyre Local Plan Review** which states;

*'The Local Planning Authority will bring forward a partial review of the Plan with the objective of meeting the full Objectively Assessed Housing Needs. This will commence before the end of 2019 with the submission of the review for examination by early 2022. Specific matters to be addressed by the review include the following:*

- An update of Objectively Assessed Housing Needs.*
- A review of transport and highway issues taking into account:*
  - Housing commitments and updated housing needs;*
  - Implemented and committed highway schemes;*
  - The scope for sustainably located sites where the use of sustainable transport modes can be maximized; and*
  - The additional transport and highways infrastructure that will be needed to meet in full the updated Objectively Assessed Housing Needs.*
- Allocation of sites to meet the full Objectively Assessed Housing Needs taking into account 2. Above.'*

- 3.3 The Council intends to complete the partial review of the adopted local plan in accordance with 3.2 above and the timetable in Table 1. The Local Plan Partial Review is the priority and the following timescale is considered to be achievable:

**Table 1 – Local Plan Partial Review Timetable**

Regulation	Stage Description	Dates
Reg 18	Preparation of a local plan	February 2020 to October 2021
Reg 19	Publication of a local plan	November 2021
Reg 20	Representations relating to a local plan	November 2021 to January 2022
Reg 22	Submission of documents and information to the Secretary of State	April 2022
Reg 23 & 24	EIP Hearing Sessions	Mid 2022

<sup>1</sup> The Town and Country Planning (Local Planning) Amendment Regulations 2017

Reg 25	Publication of the recommendations of the appointed person <sup>2</sup>	Late 2022
Reg 26	Adoption of a local plan	Late 2022

### Wyre Local Plan Full Review

- 3.4 In July 2021 the Government published a revised National Planning Policy Framework (NPPF) which included §218 which states:

*'The policies in this Framework are material considerations which should be taken into account in dealing with applications from the day of its publication. Plans may also need to be revised to reflect policy changes which this Framework has made.'*

- 3.5 In addition, some matters fall outside the scope of the partial review and therefore the council intends to commence a full review of the plan in accordance with the timetable in Table 2.

**Table 2 – Local Plan Full Review Timetable**

Regulation	Stage Description	Dates
Reg 18	Preparation of a local plan	January 2022 to January 2023
Reg 19	Publication of a local plan	April 2023
Reg 20	Representations relating to a local plan	April to June 2023
Reg 22	Submission of documents and information to the Secretary of State	August 2023
Reg 23 & 24	EIP Hearing Sessions	Late 2023
Reg 25	Publication of the recommendations of the appointed person <sup>3</sup>	Early 2024
Reg 26	Adoption of a local plan	Mid 2024

- 3.6 To support the Local Plan Full Review, the council will need to prepare and maintain an up to date monitoring and evidence base on key aspects of the social, economic and environmental characteristics of the area. This enables the preparation of a sound spatial plan meeting the objectives of sustainable development. Table 3 below provides an indicative list and timetable for the key evidence base documents to support the Full Review. Wyre's current monitoring and evidence base is available to view at: [www.wyre.gov.uk/evidence-monitoring-information](http://www.wyre.gov.uk/evidence-monitoring-information)

**Table 3 – Local Plan Full Review Evidence Base Timetable**

Monitoring and Evidence Base Document	Status	Timetable
<b>Housing</b>		
Local Housing Need	To be commissioned	Autumn 2022 – Spring 2023
Gypsies, Travellers and Travelling Showpeople	To be commissioned	Summer 2022 – Winter 2022
Housing Implementation	Prepared in-house	Completion Summer

<sup>2</sup> See Procedural Practice in the Examination of Local Plans, Planning Inspectorate 2016 (4<sup>th</sup> Edition)

<sup>3</sup> See Procedural Practice in the Examination of Local Plans, Planning Inspectorate 2016 (4<sup>th</sup> Edition)

Strategy		2022 for 20/21 Report
<b>Economy</b>		
Town Centre Regeneration Frameworks	Commissioned	Completion Autumn 2022
Retail Need and Town Centre Review	To be commissioned	Autumn 2022 – Spring 2023
Employment Need	To be commissioned	Autumn 2022 – Spring 2023
Employment Monitoring	Prepared in-house	Completion Summer 2022 for 20/21 Report
<b>Environmental</b>		
Climate Change	To be commissioned	Summer 2022 – Spring 2023
Biodiversity	To be commissioned	Autumn 2022 – Spring 2023
Strategic Flood Risk Assessment and Drainage	To be commissioned	Summer 2022 – Spring 2023
<b>Infrastructure</b>		
Green Infrastructure	Commissioned	Completion Spring 2023
Highway and Transport Review	To be commissioned	Autumn 2022 – Spring 2023
Infrastructure Delivery Plan	Prepared in-house	Prepared at relevant Local Plan stages
<b>Technical Assessments and Monitoring</b>		
Sustainability Appraisal	Commissioned	Prepared at relevant Local Plan stages
Equalities and Health Impact Assessment	Prepared in-house	Prepared at relevant Local Plan stages
Habitats Regulations Assessment	Commissioned	Prepared at relevant Local Plan stages
Viability Study	To be commissioned	Prepared at relevant Local Plan stages
Authority Monitoring Report	Prepared in-house	Completion Winter 2022 for 20/21 Report

#### 4 Supplementary Planning Documents (SPDs)

- 4.1 Supplementary planning documents are a category of planning document which supplement the policies in a local plan. Unlike local plans, supplementary planning documents are not required to be submitted for independent examination, but they carry less weight in the determination of planning applications than local plans.
- 4.2 The Regulations<sup>4</sup> set out the procedure to be followed by local planning authorities in relation to the preparation of supplementary planning documents, including as to consultation with interested parties and bodies and the documents which must be made available at each stage.
- 4.3 The Council is currently considering the introduction of a number of SPDs and this LDS will be updated and amended to reflect the SPDs the Council wishes to develop.

<sup>4</sup> The Town and Country Planning (Local Planning) (England) Regulations 2012 (As Amended)

## **5 Statement of Community Involvement (SCI)**

- 5.1 The SCI is a requirement of the Planning and Compulsory Purchase Act 2004 (as amended). The SCI sets out how and when the council will involve the local community in preparing development plans and processing planning applications and controlling development. The SCI is not a development plan document.
- 5.2 During the Examination of the Wyre Local Plan (2011-2031) an SCI addendum was prepared to update the SCI in light of any changes to regulations or legislation.
- 5.3 The council adopted the latest version of the SCI in March 2022 and a copy is available on the council's website.

## **6 Joint Working**

- 6.1 In accordance with Section 33A of the Planning and Compulsory Purchase Act 2004 (as amended) local authorities must engage constructively, actively and on an ongoing basis in any process by means of which a development plan document are prepared.
- 6.2 The NPPF requires local authorities to 'maintain one or more statements of common ground, documenting the cross-boundary matters being addressed and progress in cooperating to address these'. Statements of Common Ground (SoCG) will be prepared, at the appropriate point during the partial review, with all neighbouring authorities and other duty to cooperate bodies. These SoCGs will accompany the development plan documents set out in this LDS.

## **7 Monitoring and Review**

- 7.1 The Council publishes an authority monitoring report (AMR) that provides information on the performance of policies within the Local Plan. The AMR provides important information to assess where future policy changes which may be required. The most up to date AMR can be found on the council's website.

## **8 Risk Assessment**

- 8.1 Every effort will be made to ensure that the programme set out in this LDS is fulfilled, but clearly there are various risks to different aspects of it. The table overleaf identifies possible risks, the issues that could ensue and the mitigation measures that will need to be taken to alleviate them. The risks that have been identified are not mutually exclusive.

Nature of the Risk	Consequences of the Risk Occurring	Mitigation	Likelihood (A) <sup>5</sup>	Severity / impact (B) <sup>6</sup>	Risk (A x B) <sup>7</sup>
Staff turnover and / or reduction in staff resource	<p>Delays in the review of the local plan.</p> <p>Loss of staff could lead to increased risk of the plan being found unsound at examination, due to lack of preparation of supporting evidence, hearing statements or gaps in knowledge where those responsible for elements of the plan have left.</p>	<p>Ensure that any leavers are replaced promptly with a suitable replacement, and that proper handover occurs to reduce direct impact on work programme.</p> <p>Robust project management for the preparation of evidence for the examination hearings based on available resources.</p>	3	4	12
Changes to the national planning system including new Government policy and guidance issued during preparation of the Local Plan	<p>Delays in the production of the local plan.</p> <p>Additional evidence may be required to address new national policy requirements.</p>	<p>New national policy and guidance will be taken into account as the Local Plan work progresses.</p> <p>As far as possible develop a flexible policy approach which remains relevant in spite of changing technical requirements.</p> <p>Accommodate new requirements through an early review.</p>	4	5	20

<sup>5</sup> Low 1-3, Moderate 4-6, Significant 7-12, High 13+

<sup>6</sup> Low 1-3, Moderate 4-6, Significant 7-12, High 13+

<sup>7</sup> Low 1-3, Moderate 4-6, Significant 7-12, High 13+

Nature of the Risk	Consequences of the Risk Occurring	Mitigation	Likelihood (A) <sup>5</sup>	Severity / impact (B) <sup>6</sup>	Risk (A x B) <sup>7</sup>
Significant number of representations	Delays in the production of the local plan. Lack of a plan led approach to development management in the Borough until such time as the local plan is finalised	<p>Ensure comprehensive consultation takes place in early stage (regulation 18) prior to the finalisation of a local plan to reduce level of objections following publication.</p> <p>Further resources made available at appropriate times to ensure representations are dealt with in a timely fashion.</p>	4	3	12
Capacity of Planning Inspectorate (PINS) and other statutory agencies (such as LCC Highways, National Highways, Natural England, Environment Agency etc.) to support the process.	<p>Programming of the public examination will be heavily influenced by the workload of PINS.</p> <p>The timely response from external organisations may be subject to work pressures from other local authorities preparing Local Plans to similar timescales as our own.</p>	We will address this matter by ensuring that we provide early notice to PINS and other statutory agencies of our timescales and requirements.	4	3	12



Nature of the Risk	Consequences of the Risk Occurring	Mitigation	Likelihood (A) <sup>5</sup>	Severity / impact (B) <sup>6</sup>	Risk (A x B) <sup>7</sup>
Overlap of 'partial review' with 'full review' of the adopted local plan.	<p>Wyre has a complex circumstance in that the adopted local plan has a policy requiring a limited partial review and a bespoke timetable for this. Overlap between the partial review and a full review is inevitable.</p> <p>Some work on the full review could be commenced and concluded before the completion of the partial review and would then need to be updated to take account of the outcome of the partial review.</p>	<p>Evidence base preparation for the full review will be planned to align with the progress and outcomes of the partial review to minimize the risks.</p> <p>The timetable for the full review will be adjusted (through the LDS) to account for the partial review progress and outcome.</p>	12	5	60