

WYRE LOCAL PLAN PARTIAL REVIEW (2011-2031) EXAMINATION

STATEMENT BY WYRE BOROUGH COUNCIL ON THE INSPECTOR'S MATTERS, ISSUES AND QUESTIONS

MATTER 4 **Use Classes Order**

1. On the basis that the Council has agreed to modify policies in the Plan that include reference to use classes that no longer exist (Classes A, B1 and D), would the draft changes be positively prepared and effective?

1.1 Yes it does.

1.2 The following main modifications (MM) are proposed:

Main Modification Reference	Part of Plan
E/MM/20	Chapter 8: Economy, Policy EP1 Employment Land Supply
E/MM/21	Chapter 8: Economy, Policy EP2 Existing Employment Areas
E/MM/22	Chapter 8: Economy, Policy EP3 Existing Employment Sites
E/MM/23	Chapter 8: Economy, Policy EP6 Development in Defined Primary and Secondary Frontages
E/MM/24	Chapter 9: Site Allocations, Policy SA2 Employment Development
E/MM/25	Chapter 9: Site Allocations, Site SA2/1 – Carrfield Works, Park Lane, Preesall Hill
E/MM/26	Chapter 9: Site Allocations, Site SA2/2 – Riverside Industrial Park Extension, Catterall
E/MM/27	Chapter 9: Site Allocations, Site SA2/3 – South of Goose Lane, Catterall
E/MM/28	Chapter 9: Site Allocations, Policy SA3 Mixed Use Development
E/MM/29	Chapter 9: Site Allocations, Policy SA3/2 Joe Lane, Catterall
E/MM/30	Chapter 9: Site Allocations, Policy SA4 Hillhouse Technology Enterprise Zone, Thornton
E/MM/31	Chapter 9: Site Allocations, Policy SA5 Port of Fleetwood

1.3 The MM are proposed to the partial update in response to the changes to the Use Classes Order (UCO) introduced in 2020. The MM proposed including revisions to the policies to refer to the latest corresponding use class, including

sub category. The MM ensure that the policies continue to provide an appropriate strategy and are deliverable. The proposed revisions do not change the operation of the policies, from that found sound in the WLP31. The MM are considered to be positively prepared and effective.

2. Are the changes to the UCO likely to have any significant impacts on the effectiveness of the Plan and should any impacts be addressed by further modifications to the affected policies through the WLPPR or should this be considered as part of the full review of the WLP?

- 2.1 No, they will not. Further modifications to the plan are not required.
- 2.2 The main modifications proposed to the policies include references to the new corresponding use class, including sub category e.g. former Use Class B1 now corresponds with Use Class E(g) or former Use Class A1 now corresponds with Use Class E(a). By including reference to the new use class sub-categories (where relevant), that are directly comparable to the former use class referred to in the adopted Local Plan, this does not alter the operation of the policies and no additional modifications as part of this partial update are required.
- 2.3 The council notes that government policy on 'Building a strong, competitive economy' and 'Ensuring the vitality of town centres' has not materially changed since the adopted Local Plan was examined under the 2012 NPPF.
- 2.4 The council however notes that the then Ministry of Housing, Communities and Local Government (MHCLG) confirmed that the role of the new use class is to allow for a mix of uses to reflect changing retail and business models and to allow businesses greater freedom to adapt to changing circumstances¹.
- 2.5 The council also notes that the government intends to update and consult on a new NPPF.
- 2.6 It will be the role of the full review to review all policies on an individual basis.

¹ House of Lords Secondary Legislation Scrutiny Committee [Changes to the planning system in England: Permitted development rights and use classes - House of Lords Library \(parliament.uk\)](https://www.parliament.uk/library/research-and-briefing/papers/2018/changes-to-the-planning-system-in-england-permitted-development-rights-and-use-classes)