

# WYRE LOCAL PLAN PARTIAL REVIEW (2011-2031) EXAMINATION

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## **Agenda**

**Session 3 – 09.30 Wednesday 28 September 2022**

### **Matter 3**

**Affordable Housing**

### **Matter 4**

**Use Classes Order**

### **Matter 5**

**Other policies**

## **Participants**

Wyre Council - Fiona Riley, Steve Smith, Len Harris, and Philip Robson (Barrister)  
Home Builders Federation - Joanne Harding,  
Gladman Developments Ltd - Michael Dinn  
Fylde Council - Mark Evans and Eddie Graves

## **Background**

In bringing forward the Wyre Local Plan Partial Review (WLPPR), the Council has also taken the opportunity to update some other policies, as well as SP1 and HP1, to reflect revised national policy and regulations. In particular, Policies HP3 and HP4 are proposed to be modified to take into account the Government's Entry-Level Exceptions and First Homes policies. There are also references to the changes to the Use Classes Order (UCO) and, in particular, to the creation of the new Use Class E which encompasses a number of town centre uses and B1 business use.

## **Potential Main Modifications (MMs)**

Draft Schedule of MMs [EL3.006]

### **Matter 3 – Affordable Housing**

The matter considers whether the changes to Policies HP3 and HP4 and the reasoned justification relating to Entry-Level Exceptions and First Homes are consistent with national policy.

### **Policies to be covered by Matter 3: Policies HP3 and HP4**

#### **Main Evidence Base**

SDPR01 – Publication draft Schedule of Revisions to the Wyre Local Plan (2011-2031) [November 2021]

EDPR02 – Implementation of Policy LPR1 Background Paper – Appendix 5 [November 2021]

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## Statements

Wyre Borough Council [EL3.003]  
Home Builders Federation [EL2.002d]

## Questions

1. *Are Policies HP3 and HP4 (as amended) positively prepared and consistent with national policy?*

The Council refers to the paragraph 72 of the National Planning Policy Framework (the Framework) and the section of the Planning Practice Guidance (PPG) on First Homes, published in May 2021.

2. *Is there a need for further explanation within Policies HP3 and HP4 and/or the reasoned justification to indicate how the revised policies will be applied, taking into account the contents of PPG<sup>1</sup>?*
  - a. *In particular should reference be made to the requirement that 25% of all affordable homes should be First Homes, and that the minimum discount of 30% and price cap of £250,000 will be applied pending the full review of the Wyre Local Plan (WLP)?*

The Council suggests that the scope of the Partial Update is limited. It will be for the full review to consider the detailed requirements for First Homes, such as local price caps and minimum discounts, taking into account a new housing needs assessment.

## Matter 4 – Use Classes Order

The matter considers the implications of the changes to the UCO for the WLPPR. The submission document included a section in the introductory chapter (Section 1.5) drawing attention to the changes but did not propose any modifications to policy. The Council suggested that this would be a matter for the full review of the WLP.

However, there are likely to be implications for the effectiveness of employment and town centre policies within the WLP arising from the inclusion of employment and other uses within Class E.

Following a request from the Inspector, the Council has put forward MMs to policies to reflect the changes to the UCO, particularly the creation of Class E (see E/MM/20 to E/MM/31 affecting Policies EP1, EP2, EP3, EP6, SA2, SA3, SA4 and SA5).

**Policies to be covered by Matter 4: Policies SP4, EP1, EP2, EP3, EP6, EP7, SA2, SA3, SA4, SA5, SA7**

## Main Evidence Base

SDPR01 – Publication draft Schedule of Revisions to the Wyre Local Plan (2011-2031) [November 2021]

EDPR02 – Implementation of Policy LPR1 Background Paper – Appendix 5

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<sup>1</sup> <https://www.gov.uk/guidance/first-homes>

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[November 2021]

EL1.004a and EL.004b – letters from Inspector and Council

## **Statements**

Wyre Borough Council [EL3.004]

## **Questions**

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?*
  - a. *Are MMs required to Policies SP4 and SA7, in addition to those put forward in EL3.006, to reflect changes to the UCO?*
  
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?*
  - a. *For example, in circumstances where permission is sought for a Class E(g) use (light industrial, offices and research and development), should Policies EP1 and EP2 include reference to the need for a condition to prohibit main town centre uses?*

The Council point to the MMs including reference to the new use class which is directly comparable with the former use class e.g. change from Use Class B1 to Use Class E(g). In the Council's view the operation of Local Plan policies will not change, in the context of national policy in the Framework.

## **Matter 5 – Other policies**

Revisions are also proposed to Policies SP4 and EP5 and the explanation to Policies SP6 and CDMP3 to reflect changes to national policy. Representations also suggest that other policies of the Plan should be updated to reflect recent changes to Government policy e.g. climate change and biodiversity net gain.

## **Policies to be covered by Matter 5: Policies SP4, SP6, CDMP3 and EP5**

### **Main Evidence Base**

SDPR01 – Publication draft Schedule of Revisions to the Wyre Local Plan (2011-2031) [November 2021]

EDPR02 – Implementation of Policy LPR1 Background Paper – Appendix 5 [November 2021]

## **Statements**

Wyre Borough Council [EL3.005]

Home Builders Federation [EL2.002e]

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## Questions

1. *Are the changes to Policies SP4 and EP5 and the explanation to Policies SP6 and CDMP3 consistent with national policy?*

In terms of the change to Policy SP4, the Council point to paragraph 80 d) of the Framework relating to the subdivision of an existing residential building which was absent from the 2012 Framework (paragraph 55).

With regard to the change to Policy EP5, the Council considers that this reflects paragraph 90 of the Framework which does not include a requirement for office developments outside town centres to require an impact assessment (unlike earlier versions of the Framework).

The revisions to the explanations to Policies SP6 (viability) and CDMP3 (design) reflect, in the opinion of the Council, paragraphs 58, 128 and 129 of the Framework.

2. *Should other policies of the Plan be updated to reflect recent changes to Government policy e.g. climate change and biodiversity net gain?*

The Council is of the view that the scope of the WLPPR is focused on Policy LPR1 and consideration of some specific matters which relate to conformity with the Framework 2021. It is also considered by the Council that the WLP provides an appropriate strategy for tackling climate change and also reflects Framework provisions for biodiversity net gain (Policy CDMP4 – section 10). Reference is also made to the forthcoming Future Homes Standard, changes in Building Regulations and the implementation of the Environment Act all of which, in the opinion of the Council, would be best taken into account as part of a full review of the WLP.

The Inspector is content that he has sufficient evidence on Matter 5, unless participants wish to raise any particular points.

# WYRE LOCAL PLAN PARTIAL REVIEW (2011-2031) EXAMINATION

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## **Agenda**

**Reserve Session – Wednesday 28 September 2022  
(to follow Session 3 as necessary)  
Matter 2 - Housing Need, Requirement and Supply**

## **Participants**

Wyre Council - Fiona Riley, Steve Smith, Len Harris, and Philip Robson (Barrister)  
Home Builders Federation - Joanne Harding  
Wainhomes - Stephen Harris, Emery Planning  
Gladman Developments Ltd - Michael Dinn  
Fylde Council - Mark Evans and Eddie Graves

This session will only be held if discussions on Tuesday 27 September 2022 relating to Matter 2 were not concluded and will address any questions not fully explored.

# WYRE LOCAL PLAN PARTIAL REVIEW (2011-2031) EXAMINATION

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## **Agenda**

**Session 4 – 13.30 Wednesday 28 September 2022  
Review Session**

## **Participants**

Wyre Council - - Fiona Riley, Steve Smith, Len Harris, and Philip Robson (Barrister)  
Any other participants will be primarily observers at the session

The purpose of the session is to consider how issues raised in the hearing sessions part of the Examination will be taken forward and to discuss how the Examination will proceed hereafter.

1. What further work, if any, does the Council need to undertake following the hearings and what are the timescales for producing the additional work?
2. On the assumption that there is the potential for modifications to rectify soundness, what MMs (those modifications necessary to make the LP sound) have arisen in the examination process so far, including from the hearings?
3. What will be the next steps in the examination process?
4. How should the Schedule of MMs be set out?
5. What is the status of Additional Modifications?
6. On the assumption that the examination can proceed without further significant work what is the process for taking forward the MMs including any need for sustainability appraisal and public consultation?
7. What is the likely timetable for the remainder of the Examination including further consultation and the Inspectors' report?
8. What is the role of the Programme Officer after the close of the hearings?
9. Are there any questions on the likely examination process post-hearings?
10. Close of the hearings.