

Wyre Local Plan (2022-2040)

Issues and Options Consultation

Briefing

The Planning Policy team is producing a new Local Plan for the borough. Once adopted this will replace the existing Local Plan adopted in January 2023 which itself was an update of the previous version adopted in 2019.

The purpose of the Local Plan is to guide how the borough develops between now and 2040. It will establish a vision for Wyre, and the strategy for delivering that vision. It will identify the overall amount of different types of development needed to sustain the borough and where that development should, and should not, take place. Although the Plan will need to allocate land for development, it will also identify land that should be protected for its environmental quality and encourage high quality design and a regard for our valued heritage and landscape. It is an important tool for when considering future planning applications as it is the starting point for the decision-making process.

What is the Issues and Options document?

As part of producing the new Local Plan, an Issues and Options document has been prepared by the Planning Policy team. This describes a draft vision for the future of the borough and identifies a series of key planning issues and options which will need to be considered by the Council in writing the new Local Plan. It also describes four strategic options, each of which reflect a different approach to the distribution of development across the borough and includes a series of maps showing potential sites for development.

The Council has produced a Frequently Asked Questions document which you may find useful in addressing queries relating to the new Local Plan and this Issues and Options stage.

Identifying potential allocations

The new Local Plan will need to allocate sufficient land to meet our development needs to 2040. The Issues and Options document provides an opportunity to show where development could happen. The sites shown as potential development

opportunities are a starting point not an end point. They are in effect a long list of alternatives to choose from. It is important to note that no decision has been made on which of the identified sites will be taken forward as allocations in the Local Plan. It should also be noted that the boundaries of individual sites may also be amended and that new sites may come forward as part of this consultation process.

In terms of housing, using the governments 'standard method' for calculating housing needs generates a housing requirement figure for Wyre of a minimum of 275 dwellings per year, the equivalent of 4,950 homes between 2022 and 2040. Taking account of existing Local Plan allocations and planning permissions, it is estimated that some 1,400 additional homes will be needed. The Issues and Options document identifies potential sites to build approximately 8,862 homes which significant exceeds the estimated need of around 1,400 additional homes. Therefore, only around 15% of the homes identified as a potential option at this stage are likely to be required for the new Local Plan.

The sites shown in the Issues and Options document have been identified from a range of sources, including evidence base studies and submissions by owners and other interested parties. At present the evidence that will determine how much housing we will need to build is still being gathered. The Local Plan evidence base includes work on developing a more detailed picture of constraints to development including flood risk across the borough and the ability of the highway network to accommodate additional traffic created by new development. This evidence base will inform the approach the Council takes to the scale and location of development, as will the outcome of the Issues and Options consultation.

The choice of spatial strategy will influence how much development takes places in different parts of the borough. The Issues and Options document shows four alternative spatial strategies – in effect looking at, broadly, how development should be distributed across the borough. The four options are:

- Option 1 - focus on the Fylde Coast Peninsula main urban area
- Option 2 - focus on the A6 corridor settlements particularly Garstang
- Option 3 - disperse development around in the borough
- Option 4 - focus development in a new settlement or urban extension

Under option four, some new development would still be needed for the existing settlements in the borough.

Issues and Options – how can people have their say?

The Issues and Options document has been produced to enable the early involvement of the community and other stakeholders in the planning process so that their views can be taken into account when considering the overall Local Plan strategy and the different sites for development. The Issues and Options document is being made available for public comment from Monday 29 July to 5pm Tuesday 10 September 2024.

The Issues and Options document and its accompanying Sustainability Appraisal will be available for inspection at libraries across the borough (not the mobile library) during normal opening hours from the 29 July. The documents will also be available to view in the reception area of the Civic Centre in Poulton-le-Fylde during normal office hours. From 29 July, the document will be available online at <https://www.wyre.gov.uk/local-plan>.

Officers from the Planning Policy team will be available to discuss the Local Plan and Issues and Options document at staffed exhibitions at the following locations.

Venue	Date	Time
Thornton YMCA	Monday 5 August	2.30 to 7pm
Garstang Library	Thursday 8 August	1.30 to 6.30pm
Forton Village Hall	Monday 12 August	2.30 to 7pm
Great Eccleston Village Centre	Tuesday 13 August	2.30 to 7pm
Stalmine Village Hall	Wednesday 14 August	2.30 to 7pm
Fleetwood Marine Hall	Thursday 15 August	2.30 to 7pm
Poulton-le-Fylde Community Hall, Vicarage Road	Saturday 17 August	10am to 2.30pm

The un-staffed exhibition boards will also be available to view in the reception area of the Civic Centre during normal office hours from Wednesday 21 August to 5pm Tuesday 10 September 2024.

Comments can be made using the official response form that can be accessed from 29 July on-line at <https://www.wyre.gov.uk/local-plan>

Alternatively, respondents can write to the Planning Policy team with their comments by e-mail at planning.policy@wyre.gov.uk or by letter to Wyre Council, Civic Centre, Breck Road, Poulton-le-Fylde, FY6 7PU.

People will also be able to post comments in special ballot boxes which will be located in the reception at the Wyre Civic Centre and the borough's libraries (not the mobile library).

Queries should be directed to the above planning policy e-mail address and the Planning Policy team on 01253 887373.

What happens next?

The Council will consider all of the comments received and publish a summary and its response. We are also continuing to gather the evidence we need to support the Plan. The next key stage will be the publication of a Draft Local Plan in early 2025. This will contain the proposed Local Plan policies and site allocations following receipt and consideration of all the Issues and Options responses and all the evidence gathered by the council. It will be the subject of further public consultation.