



Wyre Council Local Development Scheme (LDS)

February 2025

Wyre Local Development Scheme

1. Introduction

- 1.1 The Planning and Compulsory Purchase Act 2004 establishes the current system of local development planning in England¹ 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 2025 LDS is an updated position on the timetable and supersedes the 2023 version, setting out the timescales for the preparation of a new 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

¹ 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.

- 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

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) (incorporating partial update of 2022); and
- 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 Document to be prepared

3.1 Regulations² require local planning authorities to review local plans and their Statements of Community Involvement at least every five years from the date of their adoption.

3.2 Table 1 below sets out the timetable for the emerging Local Plan that will cover the plan period 2022-2040.

3.3 To support the new local plan, 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. Wyre's current monitoring and evidence base is available to view [online](#) and the webpage will be updated as new evidence becomes available.

² The Town and Country Planning (Local Planning) Amendment Regulations 2017

Table 1 – Local Plan Timetable

			2022			2023			2024			2025			2026			2027		
Regulation	Stage	Dates																		
Reg 18	Preparation of a local plan	Jan 2022 to Jan 2026	■	■	■	■	■	■	■	■	■	■	■	■						
	Scoping consultation	27 Jan-10 March 2022	■																	
	Issues and Options consultation	29 July-10 Sept 2024							■											
	Preferred Options	Jan-March 2026												■						
Reg 19	Publication of a local plan	July-Sept 2026													■					
Reg 20	Representations relating to a local plan	July-Sept 2026													■					
Reg 22	Submission of documents and information to the Secretary of State	Jan-March 2027																■		
Reg 23 & 24	EIP Hearing Sessions	April-June 2027																	■	
Reg 25	Publication of the recommendations of the Inspector	July-Sept 2027																		■
Reg 26	Adoption of a local plan	Oct-Dec 2027																		■

- 3.4 On 12 December 2024, the National Planning Policy Framework (NPPF) was revised in response to the governments wider reform of the Planning system. This major revision to the NPPF will have substantial consequences to the Local Plan timetable. This is primarily due to the significant increase in Wyre’s housing need which will necessitate the council to increase the scope and amount of site allocations needed in the new Local Plan. It is likely that the council will also need to review, update and expand its evidence base to support this significant housing increase and wider requirements in the NPPF, to ensure the local plan is sound and robust. The council is therefore unable to meet the previous 2023 LDS.
- 3.5 As part of the wider planning reform introduced under the Levelling Up and Regeneration Act 2023, the government are also seeking to reform the Local Plan process, introducing a new style streamlined local plan system. It is expected that Wyre will not be able to meet the transitional arrangements to submit its new local plan under the current plan making system, which requires the local plan to be submitted for examination no later than December 2026. Whilst the council will continue to proactively prepare its new local plan, the council now expects to transition to the new plan making system in due course. Further information on the new plan making system is expected to be published by government later in 2025.

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 currently required to be submitted for independent examination, but they carry less weight in the determination of planning applications than local plans.
- 4.2 The Regulations³ 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 As part of the wider planning reform, the government intends to replace Supplementary Planning Documents with Supplementary Plans, which would be required to undergo a more detailed preparation process and examination. Further information on Supplementary Plans as part of the

³ The Town and Country Planning (Local Planning) (England) Regulations 2012 (As Amended)

new plan making system is expected to be published by government later in 2025.

4.4 The council does not currently have any proposal to prepare SPDs.

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 The council adopted the latest version of the SCI in March 2022 and a 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 planning authorities must engage constructively, actively and on an ongoing basis in any process by means of which a development plan document is prepared.

6.2 The National Planning Policy Framework requires local plans to be based on “effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground”. Statements of Common Ground (SoCG) will be prepared, at the appropriate point during the preparation of the new Local Plan, 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) ⁵	Severity / impact (B) ⁶	Risk (A x B) ⁷
Staff turnover and / or reduction in staff resource	<p>Delays in preparing 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
Competing work priorities	<p>Planning Policy team is involved in a wide range of spatial policy work. Work to implement the current adopted Local Plan, engage and support wider corporate priorities and any major unplanned development will impact on staff resources, especially with respect to appeals.</p>	<p>Local Plan is recognised as a priority for the Planning Policy team and identified as a key council project.</p>	4	3	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>	7	5	35

Nature of the Risk	Consequences of the Risk Occurring	Mitigation	Likelihood (A) ⁵	Severity / impact (B) ⁶	Risk (A x B) ⁷
Duty to Cooperate	<p>Duty to Cooperate issues, including unmet housing need.</p> <p>Delays in the production of the local plan.</p> <p>Local plan may not be able to progress successfully through examination.</p>	<p>Memorandum of Understanding</p> <p>Ongoing and early Duty to Cooperate discussions. Carefully monitor and give priority to managing any issues.</p> <p>Prepare a Statement of Common Ground with neighboring authorities and relevant organisations.</p>	7	5	30
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

Nature of the Risk	Consequences of the Risk Occurring	Mitigation	Likelihood (A) ⁵	Severity / impact (B) ⁶	Risk (A x B) ⁷
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 a similar timescale 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