

## **Publication Draft Wyre Local Plan 2017**

### **Statement of Consultation**

#### **Appendix 4 - Call for Sites 2014 Publicity and Consultation Material**

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**WYRE BOROUGH COUNCIL  
PUBLIC NOTICE**

**PLANNING AND COMPULSORY PURCHASE ACT 2004  
THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND) REGULATIONS 2012**

Do you know of any land or premises that you think might be suitable for housing, gypsy, traveller or travelling showpeople accommodation, employment, retail, leisure or other commercial uses? Wyre Council is carrying out a 'call for sites' as part of the preparation of its new Local Plan. You have until **Noon on Monday 24 March** to suggest land or premises that would be suitable for housing, gypsy, traveller or travelling showpeople accommodation, employment, retail, leisure or other commercial uses.

Putting a site forward does not guarantee that the Council will allocate it or support its development in the future as all sites will need to be judged against relevant planning policies and other considerations.

If you wish to find out more and obtain copies of forms, which must be completed for each site submitted, full details are available on the Council's website [www.wyre.gov.uk/callforsites](http://www.wyre.gov.uk/callforsites). Alternatively, telephone 01253 891000 to ask to speak to a planning officer or email [planningpolicy@wyre.gov.uk](mailto:planningpolicy@wyre.gov.uk) for further details.

David Thow (Head of Planning Services)



**Please ask for:** Planning Policy Team  
**Telephone No.** 01253 891000  
**Email:** [planningpolicy@wyre.gov.uk](mailto:planningpolicy@wyre.gov.uk)  
**Our Ref:** CFS/2014

Dear Sir / Madam,

## **Wyre Local Plan - `Call for Sites`**

I am writing to you as you have previously asked to be kept informed as Wyre Council prepares its new Local Plan. Part of this work involves assessing the amount of new homes, employment land and services required in the Borough over the next 15 to 20 years. If you want a site (or sites) within the Borough to be considered for development, we want to hear from you.

### Housing Sites

Recent evidence shows that more new homes are required across the Borough over the coming years. We are now therefore inviting residents, Members, parish councils, agents, developers, landowners and others to tell us of any sites, land or buildings across the Borough (excluding Green Belt land) that could have potential for housing.

We have already sought potential housing sites through the preparation of a Strategic Housing Land Availability Assessment<sup>1</sup> (SHLAA) and a call for sites exercise in 2012. The most recent SHLAA was published in 2010 and is available to view at: [www.wyre.gov.uk/callforsites](http://www.wyre.gov.uk/callforsites). The SHLAA is currently being reviewed and where appropriate any new sites submitted through this process will be considered in the SHLAA.

### Sites with Potential for Employment, Retail, Leisure and other Commercial uses

We are also inviting Members, parish councils, residents, agents, developers, landowners and others to tell us of any sites, land or buildings that could have potential for employment, retail, leisure and/or other commercial uses.

### Gypsy, Traveller and Travelling Showpeople

The Government's Planning Policy for Traveller Sites (2012) requires councils to identify and update a supply of Gypsy, Traveller and travelling showpeople residential sites. The Council is currently undertaking a Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment to establish how many sites may be required in the Borough.

Members, parish councils, residents, agents, developers, landowners and others are invited to put forward sites within the Borough that have potential to be used for Gypsy, Traveller or travelling showpeople accommodation.

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<sup>1</sup> . A SHLAA is an assessment of land which is available or could become available for housing development. The SHLAA considers the suitability, availability and viability of sites as well as assessing how many houses could be built on them and when they might be built. It also identifies constraints to development which may need to be overcome. All local authorities are required to produce SHLAAs and periodically update them.

My site has been submitted to the Council for consideration previously, therefore do I need to do this again?

Please note that we are looking only for updated or new sites that have not been previously submitted through the previous call for sites in 2012 or earlier through the SHLAA process. There is no need to re-submit any sites that you may have already put forward, unless you wish to make any changes to previously submitted sites or withdraw any site(s) from further consideration. Please complete a new form if there has been a change in land ownership or there is now more up to date information available in relation to the site.

What Happens Next?

Once we have compiled all sites that have been submitted for consideration, we will assess their potential and consider what sites could come forward for development. The information we receive will be mapped and entered into a database and will be used to inform the preparation of the Local Plan. The most appropriate and deliverable sites will be taken forward in the Initial Draft Local Plan consultation document and comments on these sites will be invited next year.

We will publish a schedule of all sites put forward (including those submitted in 2012), and the uses suggested for them. When this has been completed it will be available to view on our website.

Until such time as any site is formally allocated, any submissions will have no weight as a material planning consideration in the determination of planning applications.

Site Submission

If you wish to submit any sites for consideration for any type of use please complete the Call for Sites Response Form and send it with a plan clearly showing the location of the site to:

Post: Planning Policy, Wyre Council, Civic Centre, Breck Road, Poulton-Le-Fylde, FY6 7PU

Email: [planningpolicy@wyre.gov.uk](mailto:planningpolicy@wyre.gov.uk)

The Call for Sites Response Form and Guidance Note are attached to this email or they can be downloaded from: [www.wyre.gov.uk/callforsites](http://www.wyre.gov.uk/callforsites) or you can request a copy from the Planning Policy team.

The deadline for the submission of sites is Noon on Monday 24 March 2014.

If you have any queries about this letter, please do not hesitate to contact a member of the Planning Policy Team on 01253 891000.

Yours faithfully

*Paul McGrath*

**Paul McGrath**  
Planning Policy Manager

**Please ask for:** Planning Policy Team  
**Telephone No.** 01253 891000  
**Email:** [planningpolicy@wyre.gov.uk](mailto:planningpolicy@wyre.gov.uk)  
**Our Ref:** CFS/2014

Dear Councillor,

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## **Wyre Local Plan - `Call for Sites`**

Wyre Council is currently preparing its new Local Plan. Part of this work involves assessing the amount of new homes, employment land and services required in the Borough over the next 15 to 20 years. We are keen for parish and town councils to put forward any site (or sites) within the Borough which they consider have potential for development. Therefore we would be very grateful if you would bring this letter to the attention of your parish or town Councillors.

### Housing Sites

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Civic Centre, Breck Road, Poulton – le – Fylde, Lancashire FY6 7PU

Tel: (01253) 891000

Fax: (01253) 899000

Textphone: (01253) 887636

[www.wyre.gov.uk](http://www.wyre.gov.uk)

Members, parish councils, residents, agents, developers, landowners and others are invited to put forward sites within the Borough that have potential to be used for Gypsy, Traveller or travelling showpeople accommodation.

My site has been submitted to the Council for consideration previously, therefore do I need to do this again?

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The deadline for the submission of sites is Noon on Monday 24 March 2014.

If you have any queries about this letter, please do not hesitate to contact a member of the Planning Policy Team on 01253 891000.

Yours faithfully

*Paul McGrath*

**Paul McGrath**  
Planning Policy Manager

## Wyre Local Plan – Call for Sites 2014 Response Form

Please fill in this form and return it to the address below with a plan clearly showing the location of the site by **Noon Monday 24 March 2014**. Please complete a **separate** form for each site. Completed forms should be sent to by email or post as detailed below. If you have any questions about the response form, please contact the Planning Policy team on telephone 01253 891000.

Email: [planningpolicy@wyre.gov.uk](mailto:planningpolicy@wyre.gov.uk)

Post: **Planning Policy, Wyre Council, Civic Centre, Breck Road, Poulton-Le-Fylde, Lancashire, FY6 7PU**

Your suggested site cannot be included if you do not send a **location plan** which clearly identifies the site boundary. Due to Ordnance Survey licensing restrictions the Council is unable to provide blank plans for this exercise. Ordnance Survey plans of sites may be obtained via external companies (there is a charge for these services).

### Data Protection and Freedom of Information

We need your permission to hold your details on our database.

I agree that Wyre Council can hold the contact details and related responses and I understand that they will only be used in relation to Community and Planning Policy matters.

Signed	Date

Please note that forms that are not signed and dated will not be accepted.

This information is collected by as data controller in accordance with the data protection principles in the Data Protection Act 1998. The purposes for collecting this data are:

- 1 to assist in the preparation of the Wyre Local Plan; and
- 2 to contact you, if necessary, regarding the answers given on this form.

The above purposes may require public disclosure of any data received by Wyre Council on the form, in accordance with the Freedom of Information Act 2000.

The form will also be used in discussion with consultees, but the contact details on the first sheet of questions will be detached and kept separate. If you have any concerns regarding the processing of your data, please contact email: [planningpolicy@wyre.gov.uk](mailto:planningpolicy@wyre.gov.uk).  
Tel: 01253 891000

**Putting a site forward does not guarantee that the Council will allocate it or support its development in the future, as all sites will need to be judged against relevant planning policies and other considerations.**

YOUR DETAILS		
<b>Name</b>		
<b>Position</b>		
<b>Organisation (if applicable)</b>		
<b>Email</b>		
<b>Telephone</b>		
<b>Address</b>		
<b>Postcode</b>		
<b>Fax</b>		
<b>I/Our status (please tick all that apply)</b>	The Landowner <input type="checkbox"/>	A Developer <input type="checkbox"/>
	A Registered Social Housing Provider <input type="checkbox"/>	A Planning Consultant <input type="checkbox"/>
	A Land agent <input type="checkbox"/>	A Resident <input type="checkbox"/>
	Other <input type="checkbox"/> (please specify):	
	If acting on behalf of landowner/developer please provide client name and address details:	

SITE DETAILS	
Site address	
Postcode (if known)	
Site size (hectares)	
Grid reference (if known)	
Current land use(s)	
Historic land use(s)	
Adjacent land use(s)	
Please state whether the site is greenfield or previously developed (Please provide a % for each if appropriate)	
<b>Planning History</b>  Has the site ever been subject to a planning application for the proposed use? Please provide details	

PROPOSED USE		
<b>Nature of proposed use:</b> <b>(tick all that apply)</b>	Housing* <input type="checkbox"/>	Retail <input type="checkbox"/>
	Employment <input type="checkbox"/>	Leisure <input type="checkbox"/>
	Gypsy, Traveller and Travelling Showpeople <input type="checkbox"/>	
	Other <input type="checkbox"/> (please specify):	

\*Please fill in the table below if your proposed use is housing.

<b>NUMBER OF DWELLINGS / TIMESCALES?</b>				
What is the estimated number of dwellings that could be provided on the site, taking into account, the type of development likely to be suitable, affordable housing requirements, height and character of surrounding buildings, density requirements etc?				
<b>When is the site likely to be developed?</b>	<b>Within 5 years</b>	<b>Within 5-10 years</b>	<b>10-15 years</b>	<b>Beyond 15 years</b>
<b>What type / mix of dwellings would you seek?</b>	<b>4/4+ bed</b>	<b>3 bed</b>	<b>2 bed</b>	<b>1 bed</b>
<b>House/bungalow</b>				
<b>Flat/apartment</b>				
<b>Other please specify</b>				

<b>SITE OWNERSHIP</b>		<b>Tick</b>
I (or my client)...	Is sole owner of the site	
	Owns part of the site	
	Do not own (or hold any legal interest in) the site whatsoever	
If you are not the owner, or own only part of the site, do you know who owns the site or the remainder of it (please provide details)?		
Does the owner (or other owner(s)) support your proposals for the site?		
Yes / No		

<b>MARKET INTEREST</b>			
	<b>Yes</b>	<b>No</b>	<b>Comments</b>
Site is owned by a developer or operator			
Site is under option to a developer or operator			
Enquiries received			
Site is being marketed			
None			

<b>UTILITIES/ INFRASTRUCTURE</b>			
Please tell us which of the following utilities are available to the site			
	<b>Yes</b>	<b>No</b>	<b>Unsure</b>
Mains water supply			
Mains sewerage			
Electrical supply			
Gas supply			
Public highway			
Landline telephone/broadband internet			
Other (please specify)			

<b>SUITABILITY ISSUES</b>					
<b>Question</b>	<b>Yes</b>	<b>Part</b>	<b>No</b>	<b>Comments/ Details</b>	<b>Further</b>
Does the site suffer from any physical constraint (e.g. topography, access, severe slope, tree cover etc.)?					
Is the site subject to flooding?					
Is the site affected by bad neighbour uses (e.g. power lines/ railway lines, major highways, heavy industry)?					
Is there a possibility that the site is contaminated?					
Can vehicular access to the site be achieved?					
<p>If you answered yes to any of the above please provide additional information, including any measures required to overcome constraint:-</p>					



<b>AVAILABILITY ISSUES</b>				
<b>Question</b>	<b>Yes</b>	<b>Part</b>	<b>No</b>	<b>Comments / Further Details</b>
Is the land in other ownership which must be acquired to develop the site?				
Are there any legal/ownership constraints that might prohibit or delay development of the site (e.g. Ransom strip/covenants)?				
Are there any current uses which need to be relocated?				
Is the site owned by a developer or is the owner willing to sell?				
Please indicate the timescale for site availability:	Immediately <input type="checkbox"/>		Up to 5 years <input type="checkbox"/>	
	5 – 10 years <input type="checkbox"/>		10 – 15 years <input type="checkbox"/>	
	Plus 15 years <input type="checkbox"/>			
If the site is not available immediately please state why				
If you answered yes to any of the above please provide additional information, including any measures required to overcome constraint:-				

<b>ACHIEVABILITY ISSUES</b>				
<b>Question</b>	<b>Yes</b>	<b>Part</b>	<b>No</b>	<b>Comments/ Further Details</b>
Is the site located within a recognised market for the proposed use (e.g. housing area, employment area)?				
Are there any known significant abnormal development costs (e.g. contamination remediation, demolition, access etc.)?				
Are there any current uses which need to be relocated?				
Does the site require significant new infrastructure investment to be suitable for development?				
Are there any issues that may influence the economic viability or timing of the development?				
If you answered yes or partially to any of the above please provide additional information, including any measures required to overcome constraint:-				
<b>ADDITIONAL COMMENTS</b>				
If necessary, please continue on a separate sheet.				

## Wyre Local Plan Call for Sites 2014- Guidance Note

### **What is the call for sites?**

The call for sites is an important opportunity for local communities, Members, parish councils, landowners, residents and organisations to suggest land in Wyre for potential future development. The call for sites will inform the preparation of the new Wyre Local Plan.

### **What is the Local Plan?**

The Wyre Local Plan is currently being prepared. It will eventually replace the Saved Policies of the 1999 Wyre Local Plan. The Local Plan will be the Borough's chief planning document. It will set out the strategy for the Borough over the next 15 to 20 years, and policies, proposals and site allocations to deliver the strategy. The Local Plan will be the main reference document for determining planning applications in the Borough.

### **What is the timetable for the Local Plan?**

The Council aims to undertake formal public consultation on an Initial Draft Local Plan in summer 2015. This will be followed by formal public consultation on the Final Draft Plan (also sometimes called the publication or pre-submission stage) in early 2016. After this, the draft Local Plan will go to be checked by an independent Planning Inspector during 2016. The Local Plan will be formally adopted as Council policy in early 2017.

### **How should I respond to the call for sites?**

We would like to hear from you if you wish to submit a site or premises to be considered for development in the Borough. Sites do not necessarily need to be in your ownership and you can propose a mix of uses on one site.

There is no minimum or maximum site size. Each site being put forward should be accompanied by a complete call for site response form and a location plan illustrating a clear site boundary.

Please be aware that if you are submitting your form via email you will need to send an electronic copy of a location plan (a scanned copy will suffice). Due to Ordnance Survey licensing restrictions the Council is unable to provide blank plans for this exercise. Plans of sites may be obtained via external companies (there is a charge for these services).

All submissions should be received by the Council by Noon on 24 March 2014.

### **What is the Strategic Housing Land Availability Assessment (SHLAA)?**

The Strategic Housing Land Availability Assessment is a systematic assessment of the suitability, deliverability and developability for housing within an area. The assessment includes a 'call for sites' where the public can promote sites as being suitable for housing development.

The most recent SHLAA for Wyre was published in June 2010 and a review of the assessment is now required to allow for the consideration of new housing sites and to consider the deliverability of previously submitted sites.

### **What is a Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment?**

Government guidance issued in March 2012 aims to ensure that members of the Gypsy, Traveller and travelling showpeople communities have access to decent and appropriate accommodation options. For a number of Gypsies, Travellers and travelling showpeople, appropriate housing means designated sites rather than 'bricks and mortar' accommodation.

The assessment considers the level of need for traveller accommodation over the next 15 years in Wyre and also in neighbouring Blackpool and Fylde and may suggest the number of pitches or plots required to meet that need. Each authority will use the results of the study in helping them to consider how best to meet the needs identified at a local level and to decide whether any sites need to be allocated in their new Local Plans.

### **What is Green Belt land?**

Green Belt is land designated around large built-up areas, which aims to keep this land permanently open or largely undeveloped. The purposes of the Green Belt is to check unrestricted sprawl of large built up areas, prevent neighbouring towns from merging, safeguard the countryside from encroachment, preserve the character of historic towns and assist urban regeneration by encouraging the recycling of derelict and other urban land.

### **What happens next?**

All submitted sites and premises will be subject to detailed assessment to evaluate whether they should be taken forward through the Wyre Local Plan. The most appropriate and deliverable sites will be taken forward in the Initial Draft Local Plan public consultation document and comments on these sites will be invited next year. Sites taken forward through to the adopted Local Plan will eventually be illustrated on a Policies Map.

Please note that if a site is assessed as being suitable for housing in the SHLAA this does not mean that planning permission will be granted for new housing on that site or that sites will be allocated in the Local Plan.

Before sites are allocated in the Local Plan all individual site allocations will be subject to a test of sustainability called a Sustainability Appraisal. A Sustainability Appraisal is a requirement of European legislation and involves assessing the social, economic and environmental impacts generated by planning policy.

### **Who should I contact for further information?**

If you require any further information please contact the Planning Policy team on:

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Email: [planningpolicy@wyre.gov.uk](mailto:planningpolicy@wyre.gov.uk)

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