

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

### **Statement of Consultation**

#### **Appendix 11 – Issues and Options 2015 – Local Plan Briefing 2016**

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## **Local Plan Briefing Note 2106**

### **E-mail and Letter wording**

Dear Consultee,

As you are aware the Council is preparing a new Wyre Local Plan for the period 2011 to 2031. We are aware that since last summer 2015 when the Council consulted on Issues and Options, there hasn't been any further communication with regards to the Local Plan. A lot of progress has been made and therefore an update Briefing Note has been prepared for your information. A Questions and Answers sheet which explains some technical aspects of the process has also been prepared.

Both the Briefing Note and the Questions and Answers sheet are also available on the Council's website.

Yours sincerely

**Rea Psillidou**  
**Planning Policy and Economic Development Manager**



# **Wyre Local Plan**

## **Briefing August 2016**

The new Local Plan is at its preparatory stage (Regulation 18 stage). In summer 2015 the Council consulted on Issues and Options for the Local Plan. The purpose of this briefing is to provide an update on Local Plan progress.

### **2015 Local Plan Issues and Options Consultation**

In total 760 individual responses were received during the consultation on the Issues and Options Document. This has been a very good response and has provided a lot of valuable information about people's concerns.

The Council registered and redacted any personal information before making all responses available on the Council's website at [www.wyre.gov.uk/issuesandoptions2015/responses](http://www.wyre.gov.uk/issuesandoptions2015/responses).

All the responses have been read and the issues raised are being addressed in the preparation of the local plan. The main matters raised included

- Inadequate infrastructure (including highways, schools, doctors, drainage) to support development;
- There is no need for further housing questioning the SHMA methodology
- Lack of employment to support the increased population
- Need for a mix of housing including affordable housing and housing for the elderly
- Further Green Belt should be designated around rural settlements

A Council response to the main matters is available on the Council's website at [www.wyre.gov.uk/issuesandoptions2015/mainmatters](http://www.wyre.gov.uk/issuesandoptions2015/mainmatters). A comprehensive report on the consultation on the Issues and Option document including a Council response to the individual comments will be published with the final draft Local Plan.

### **Local Development Scheme (LDS)**

On the 7<sup>th</sup> of July 2016 the Council approved a revised LDS which is available on the Council's website at - [http://www.wyre.gov.uk/info/200317/planning\\_policy/425/local\\_development\\_scheme](http://www.wyre.gov.uk/info/200317/planning_policy/425/local_development_scheme)

It was necessary to revise the timetable and work programme in order to speed up the process. Although there will not be another consultation this summer, there will be an opportunity to comment on the draft plan before it is submitted to Secretary of State for examination.

All the comments received at that stage will also be sent to the Inspector together with the Local Plan and all supporting evidence.

To assist with comments on the draft plan the Council will be publishing pieces of evidence as they are completed to enable people to examine and understand the evidence shaping the Local Plan prior to being consulted on the draft Local Plan. It is worth checking periodically for new evidence published on the website at – [http://www.wyre.gov.uk/info/200318/evidence\\_base](http://www.wyre.gov.uk/info/200318/evidence_base)

## Local Plan Evidence

The Council has continued to work on the evidence which is informing the Local Plan. The evidence is being made available on the Council's website as it is being completed. Since last summer the following pieces of evidence have been published –

- Employment Land Study Update and Addendum
- Strategic Housing Market Assessment (SHMA) Addendums 1 and 2
- Rural Housing Needs Assessment
- Green Belt Study

The Council is currently working on the following pieces of evidence –

- Capacity on the highways network. This is being progressed with the local highway authority – Lancashire County Council (LCC) and Highways England (HE) and will also identify deliverable improvements to the network to support future growth.
- Strategic Flood Risk Assessment, (SFRA) Level II which considers flooding from all sources as well as the existence of flood defences to establish level of risk and necessary mitigation.
- Settlements Study
- Strategic Housing Land Availability Assessment (SHLAA)
- Gypsy and Traveller and Travelling Showpeople (GTAA) Update
- Infrastructure Delivery Plan. This is a joint work with infrastructure and service providers including the local education authority and health providers, to establish what additional infrastructure is needed to support growth.
- Sustainability Appraisal and Habitat Regulations Assessment
- Local Plan Viability. This will establish whether the Local Plan is financially deliverable.

## Emerging Local Plan

The evidence for the housing need to be addressed in the Local Plan is found in the 2013 Joint Fylde Coast Strategic Housing Market Assessment (SHMA) which was published early 2014 and Addendums I and II which were published earlier this year.

Addendums I and II to the Strategic Housing Market Assessment update the 2013 SHMA with regards to the 2012 population and household projections and takes account of the Employment Land Study Update. The evidence shows that the Objectively Assessed Need (OAN) is between 400 - 479 dwellings a year for the Plan period of 2011 - 2031. The consultants and the Councils legal advisor recommended that the Local Plan should make adopt an OAN figure at the upper end of the range.

The Council accepted the recommendation and approved as the OAN figure 479 dwellings per annum which aligns with the economic evidence as required by national policy and guidance. This is the number of dwellings that the Local Plan is required to deliver. However the actual number that the Local Plan can deliver may be lower depending on the extent of constraints including highway capacity and flood risk. If the Local Plan does not make provision for the full OAN figure it needs robust evidence to justify that position, otherwise it will fail at examination. The Council must demonstrate that it has explored all options to make provision for the full OAN figure.

Flood risk and highways capacity are two main constraints which influence what can be delivered in the Local Plan. The Council has been working for over a year with LCC and Highways England (HE) on highways evidence. In order to establish the amount of housing that can be delivered further detailed modelling is needed which cannot start until September when the schools are back. It is also necessary to have the detail design of the proposed

Little Singleton by-pass later in the year in order to establish the capacity on the A585. HE will be consulting on options for the scheme in September.

### **Consultation Database**

The Council has just completed a refresh of the Local Plan consultee's database. If you have not recently filled in a form to be on the database and you would like to be on the database please follow the link below to the database application form.

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





# **Wyre Local Plan**

## **Question and Answers**

**August 2016**

### **What is a Local Plan?**

The Local Plan is a policy document which shows how the Borough will develop and change over a fifteen year period to meet the needs of the community and businesses.

It identifies land for development such as housing and employment and also designates areas where development is controlled such as areas of countryside and Green Belt.

Once adopted the Local Plan becomes formal council policy and is used to determine planning applications. The law requires that planning applications are determined in accordance with the up-to-date adopted Local Plan unless other material considerations indicate otherwise.

### **Why is the Council preparing a Local Plan?**

All councils are legally required to prepare and maintain an up-to-date "Local Plan" to guide future development over a 15 year period.

The Local Plan provides certainty to communities and developers with regards to where and how development should take place.

### **What period will the new Local Plan cover?**

When adopted, the new Local Plan will cover the period from 2011 to 2031.

### **What will happen to the existing Local Plan?**

Currently the relevant Local Plan is the Wyre Borough Local Plan adopted in 1999. Some of the policies expired on 27 September 2007 but many were saved and they are still relevant to the consideration of any planning application.

In addition in 2009 the Council adopted the Fleetwood and Thornton Area Action Plan (AAP), covering a specific area extending from Fleetwood docks to Stanah. Policies in the AAP are used in the determination of planning applications within the area covered by the AAP.

When the new Local Plan is adopted it will replace both the Wyre Borough Local Plan adopted in 1999 and the Fleetwood and Thornton Area Action Plan adopted in 2009.

### Is there a set process for preparing the Local Plan?

The Local Plan is prepared in accordance with procedures set out in Planning Regulations.

| Regulations    | Process Stage   |
|----------------|---|
| Regulation 18  | A period of ongoing informal consultation and engagement seeking to identify the key issues to be addressed and consider all reasonable alternatives for dealing with these issues.   |
| Regulation 19  | 'Publication' stage – a formal six-week public consultation to consider what the Council believes to be the 'final' version of the Local Plan before it is submitted for examination.   |
| Regulations 22 | The Local Plan is submitted to the Secretary of State together with the evidence supporting it and all the comments received during the consultation at Regulation 19.  |
| Regulations 24 | Independent examination. The Secretary of State appoints an Inspector who will examine the Local Plan passes the 'soundness' tests <ol style="list-style-type: none"><li>1. <u>Positively prepared</u> – the plan meets objectively assessed development and infrastructure requirements;</li><li>2. <u>Justified</u> - it is the most appropriate strategy against reasonable alternatives and based on proportionate evidence</li><li>3. <u>Effective</u> – it is deliverable over its period</li><li>4. <u>Consistent with national policy</u> – the plan enables the delivery of sustainable development in accordance with national policies</li></ol> After the examination the Inspector will report to the Council on his findings. The Council can only adopt the Local Plan if it is found 'sound'. The Inspector may recommend modifications to the Local Plan to make it sound. |
| Regulation 26  | Document adopted.   |

### What is a Local Development Scheme?

All councils are required to prepare a Local Development Scheme (LDS). The LDS is essentially the project plan for the preparation of the Local Plan and sets out a timetable for its preparation including expected dates for consultation, the independent examination and adoption of the local plan.

### What is the 'Evidence Base'?

Policies and proposals in the Local Plan must be 'justified' on the basis of robust evidence. The Local Plan's evidence base consists of documents relating to among other things employment, retail and housing. This evidence base is constantly being added to and updated as the plan preparation progresses.

It is advisable to periodically check for new documents published on the website at [http://www.wyre.gov.uk/info/200318/evidence\\_base](http://www.wyre.gov.uk/info/200318/evidence_base)

**What is the 'Consultation Database'?**

The 'Consultation Database' is a database of persons and organisation with interest in the Local Plan. It is used to contact people at different stages of the Local Plan process such as when a document is published for consultation.

You can add your details on the database at [www.wyre.gov.uk/localplan/database](http://www.wyre.gov.uk/localplan/database).



[http://www.wyre.gov.uk/news/article/1300/update\\_on\\_wyres\\_local\\_plan](http://www.wyre.gov.uk/news/article/1300/update_on_wyres_local_plan)

# Update on Wyre's Local Plan

Published Monday, 22 August 2016

Find out about progress on our plan for future development across the borough.

Last summer the council consulted on Issues and Options for the Local Plan, which sets out how the borough will develop physically over a fifteen year period to meet the needs of the community and businesses.



In total 760 individual responses were received during the consultation on the Issues and Options document, which considered how best to meet the demands of an increasing population and provide suitable housing, employment and infrastructure.

All the responses have been read and the issues raised are being addressed in the preparation of the local plan.

We've now produced a [briefing note](#) to bring you up-to-date on progress of the plan since the consultation and the next steps of the process.

Not sure what the local plan is? Find the answer to this and other frequently asked questions [here](#)

**More information is available at [wyre.gov.uk/localplan](http://wyre.gov.uk/localplan)**



[Forward to a friend or colleague](#)



## Welcome to Wyre Council's community e-news



**Grants available for flooding victims**  
If you were affected by last winter's floods and haven't had a flood resilience grant, apply now. [Read more](#)



**Heritage open days**  
Wyre is hosting a series of special activities to celebrate Heritage open days 2016. [Read more](#)



**YMCA Garstang leisure centre**  
Improvements are still in progress for the revamp of the leisure centre and swimming pool at Garstang. [Read more](#)



**Look out for Wyre Voice**  
Wyre Voice will be coming through your door this month. You can also pick up a copy from a number of locations or [read it online](#).



**Update on Wyre's local plan**  
Find out about progress on our plan for future development across the borough. [Read more](#)



**Snow White & The Seven Dwarfs at the Marine Hall**  
Snow White & The Seven Dwarfs comes to Marine Hall in Fleetwood this Christmas. [Book now](#)



**Discover Wyre**  
September  
great time  
Discover  
coast  
countryside. [Read more](#)

Look out for our biennial Life In Wyre resident survey next month, where you can tell us what you think about living in Wyre and comment on various aspects of council and health services. More info to follow in October's edition.

Visit [wyre.gov.uk](http://wyre.gov.uk) to read all the latest news from Wyre, report problems such as dog fouling or fly tipping, pay your council tax and much more.

We'd love to know what you think of this e-news – email  
**communications@wyre.gov.uk**

Did someone forward this message to you? Skip the grapevine. **Sign up** to hear it first.

Civic Centre Breck Road Poulton le Fylde Lancashire FY6 7PU

This message was sent to stephanie.collinson@wyre.gov.uk; We hope you found it relevant. However, if you'd rather not receive future e-mails from us, please visit the opt-out link by clicking [here](#)