



**Wyre Council**

**Wyre Local Plan Evidence Base**

**Strategic Housing Land Availability  
Assessment (SHLAA)**

**July 2017**

## **WYRE LOCAL PLAN EVIDENCE BASE**

### **STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (SHLAA) 2017**

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## **Disclaimer**

The purpose of a Strategic Housing Land Availability Assessment (SHLAA) is to identify a potential future supply of deliverable and developable land which is suitable, available and achievable for housing uses over the period of the local plan. It is a key part of a local plan evidence base and therefore is intended to support its preparation. The sites within the Assessment, and their potential contribution to the future development needs of the borough, have been assessed according to a strict methodology (see below).

Some sites have been assessed as being unsuitable for development, whilst others have been assessed as having the potential to meet the borough's housing requirements. However, the fact that a site is assessed as having the potential for housing development is in no way an assurance that it will be allocated for development in the local plan or that a future planning permission for housing will be granted. Similarly the SHLAA does not preclude sites from being developed for other uses; neither does it preclude the possibility of residential development being granted on sites that have not been included within the Assessment or have been assessed as not being suitable or available. Any planning applications will continue to be treated on their individual merits, having regard to the appropriate policies of the Development Plan, and other material planning considerations.

The SHLAA is based on information available regarding each site at the time of the original assessment, and updated where appropriate, as part of this review. Circumstances may change or there may be some omissions and/or factual inaccuracies, which the council does not take liability for. There may therefore be additional constraints to consider that have not been identified. Likewise some constraints may no longer be applicable. The capacity and density assumptions are indicative only. Planning applications may be submitted, and approved, for numbers greater or lower than those shown in the SHLAA.

## 1. Introduction

The purpose of a Strategic Housing Land Availability Assessment (SHLAA) is to identify and assess land as a potential source of deliverable or developable housing sites. It is rooted in the aims and objectives of the National Planning Policy Framework (NPPF) which encourages an improvement in the affordability and supply of housing by ensuring that the availability of land is not a constraint to the delivery of new homes. It states that local authorities should,

“.....use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period.....” (NPPF para. 47, bullet point 1).

In order to implement this policy, the NPPF requires local planning authorities to identify land for housing as follows:

- Specific, **deliverable** sites for the first five years of a plan
- Specific, **developable** sites or broad locations for years 6-10, and where possible years 11-15.

The NPPF further advises that to be considered **deliverable**, sites should be:

- Available now;
- A suitable location for development now; and
- Achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.

To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

As part of developing a “proportionate” evidence base, the NPPF specifically requires that a Strategic Housing Land Availability Assessment (SHLAA) is undertaken by local planning authorities to,

".....establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period" (NPPF para. 159, second bullet point).

The previous Wyre SHLAA was published in 2010. This latest version represents a complete refresh of the 2010 document, although the methodology has been kept broadly the same (see below for a more detailed explanation of the methodology used). Importantly, the new SHLAA has been integral to the development of the new Wyre Local Plan being part of

the process of assessing the suitability and availability of individual sites as potential housing allocations. It is part of the new Local Plan evidence base.

### **The Relationship between the SHLAA, SHMA and Local Plan**

The SHLAA is separate from evidence on the need for housing, which is identified through a Strategic Housing Market Assessment (SHMA).

The NPPG recognises that there is a close relationship between a Strategic Housing Market Assessment, through which is derived the objectively assessed housing need, and the SHLAA, which provides information on the range of sites to meet that need. It is the job of the local plan to then use this evidence base to inform decisions on site allocations for residential development.

It is noted that at the time of the 2010 SHLAA, the Regional Spatial Strategy for the North West of England established a net housing requirement for the borough of 206 dwellings per annum for the period 2003-2021. This requirement superseded that set out in the 1999 Wyre Local Plan. However, in line with the policies of the previous coalition government, the Spatial Strategy has been revoked and the policies therein no longer apply. As such, at the time of writing, the council do not have a housing requirement established by an up-to-date development plan document. The council, do, however, have up-to-date evidence on possible future housing growth in the form of a Strategic Housing Market Assessment (SHMA). Initial work suggested that the Objectively Assessed Need (OAN) lies in the range of 340-485 dwellings p.a. Later work revises this slightly and suggests that the OAN for Wyre lies in the range of 400 to 479 dwellings p.a. for the period 2011 to 2031. It was reported to Full Council on the 14th April 2016 that the figure of 479 dwellings per annum is an appropriate figure for the Local Plan.

## **2. Methodology**

### **Coverage and Base Date**

The area covered by this SHLAA is the borough of Wyre. Although the SHMA identifies the borough as part of a wider housing market area encompassing both Fylde and Blackpool, the approach taken is consistent with the previous 2010 SHLAA and the coverage of the current and proposed local plan.

To be consistent with the council's last housing land monitoring report the base date for this study in terms of identifying potential sites is 30<sup>th</sup> September 2016, although information gained after this date has been used.

### **General Approach**

The methodology adopted for this study has been informed by the National Planning Practice Guidance (NPPG) "Housing and Economic Land Availability Assessment" (March 2014). This new guidance is broadly similar to that published previously in 2007, although it

suggests that the assessment of land for housing should be carried out jointly with a similar assessment of land for employment purposes.

The NPPG recognises the importance of the assessment of land availability for the local plan process (para's 1 and 2) in that it provides the basis for the identification of local plan sites to meet objectively assessed needs.

The NPPG proposes a five methodology, which can be summarised as:

Stage 1 – Site/broad location identification

Stage 2 – Site/broad location assessment (suitability/availability/achievability)

Stage 3 – Windfall assessment

Stage 4 – Assessment review

Stage 5 – Final evidence base

Although this is the suggested approach, the guidance allows for alternative approaches. It states that its suggested approach should lead to a robust assessment of land availability but also that it should be proportionate.

The methodology adopted for this SHLAA is largely based on that suggested in the NPPG. Variances from the standard approach are:

1) This SHLAA has not been conducted jointly with a review of employment land. Instead the council's Employment Land and Commercial Leisure Study (2012) has been treated as a source of potential housing where employment sites have been identified as no longer suitable for that purpose. It is considered that this is an appropriate approach given the very limited supply of employment land across the borough, particularly in the rural hinterland.

2) Windfall assessment – the focus of this SHLAA is the assessment of sites as potential residential allocations in the new local plan. The approach to any windfall allowance will be set out in other parts of the local plan evidence base.

3) The NPPG suggests that the SHLAA should focus on sites of 0.25ha and greater, although alternative thresholds can be adopted. The previous 2010 SHLAA used a threshold of 0.1ha and produced considerable number of smaller sites which whilst having a contribution to make to the housing land supply do not represent the strategic supply that will clearly have a major role to play in delivering the significant increase in housing development implied by the SHMA.

For the 2016 SHLAA for the purposes of identifying sites where there is an outstanding planning permission or where the site is under construction, inclusion is based on a minimum threshold of 0.4ha or 10 dwellings capacity. For the identification of new sites (i.e. those that are not under construction or do not have a planning permission) the lower threshold is 0.40ha. It is considered that these thresholds present a more proportionate and

resource efficient response to the assessment process and is consistent with the thresholds used in the council's annual Housing Land Monitoring system.

4) Matters of five year supply are dealt with in the annual Housing Land Monitoring report. The housing trajectory is set out in the Authorities Monitoring Report.

Although the method used varies in some aspects from the NPPG, it remains largely focused on the core assessment process – that of suitability, availability and achievability.

### **Site Identification**

Compiling a list of potential housing sites first requires sources of land to be identified. For the purposes of this SHLAA the following sources were used:

- The Wyre SHLAA 2010
- The Wyre Call for Sites 2012
- The Wyre Call for Sites 2014
- In-house surveys
- Responses to the public consultation on the Wyre Local Plan Issues and Options document 2015
- Wyre annual Housing Land Monitoring report September 2016

The 2010 SHLAA was the initial primary source of sites for this update. The 2016 SHLAA assessment includes all final 2010 SHLAA sites plus those that were sieved out (removed) in the 2010 work, to check for any change in circumstance (Appendix 1 and 2). Where a site was deemed to be suitable for further consideration it was inputted into the suitability assessment process.

The Wyre Call for Sites (CFS) 2012 and 2014 exercises were instigated as part of the process of identifying potential housing allocations and form part of the Local Plan evidence base. The Call for Sites 2012 generated 130 responses from a range of landowners, developers and agents. Of these 98 respondents put forward 94 separate sites (some sites were put forward by more than one respondent) promoting land as suitable for residential use (this includes responses where housing was one of a number of potential uses). The 2014 CFS exercise generated 155 responses of which 141 (equating to 134 sites as some were duplicates) were put forward for residential use (including where a mix of uses were proposed). Note that some of the 2014 responses involved the same sites as in 2012.

In some cases submissions under the CFS process were subsequently removed at the request of the landowner. Where this is the case, the sites have not been considered in the SHLAA.

The CFS process was complemented by in-house surveys carried out by the Planning Policy Team in order to ensure that the quantum of land identified in the SHLAA is appropriate in scale to the emerging evidence within the SHMA on the Objectively Assessed Need. These surveys were carried out through a broad map-based review of potentially suitable land supported by site visits and the use of GIS.

In June 2015 to inform the development of the local plan, the council consulted on an Issues and Options document. This resulted in 17 sites being put forward as a suggested residential allocation (including sites previously identified).

Completed sites and those under construction or with an outstanding planning permission were identified from the council’s annual Housing Land Monitoring Report September 2016.

## Site Assessment

### Basic Information

For each site captured as part of the SHLAA the following basic information was collected:

- a) **Site reference** – each site has a site reference based on the settlement to which it is either within or nearest.
- b) **Name** – each site is given a unique name based on its location.
- c) **Settlement** - based on the settlement to which it is either within or nearest.
- d) **Size** – the total (or gross) size of the site in hectares.
- e) **Net Developable Area (NDA)** – the area potentially available for residential development in hectares. It is often the case that residential developments may include non-residential uses (such as a community centre), major roads, and large area of open spaces or landscaping. To allow for the fact that the developable area may be less than the total (gross) site area a discounting factor has been used to derive the assumed net developable site area (Table 1). Further explanation will be provided as part of the local plan evidence on viability.

**Table 1 – Calculation of Net Developable Area (NDA)**

Gross site area	Discount	Assumed net developable area
Site Area 0.4 – 4 ha	20%	80% of the gross
Site Area > 4 ha	40%	60% of the gross

- f) **Site capacity** – Site capacity is estimated by multiplying the NDA by an assumed site density, expressed as dwellings per hectare. For the purposes of this SHLAA a general assumption has been made that capacity should be estimated on the basis of a density of 30 dwellings per net hectare which reflects a need to maximise the delivery of housing whilst retaining local character. Individual developments may come forward at higher or lower densities. Thus the estimated capacity of a site with a total site area of 5.00 ha would be determined by the following calculation:

$$\text{Estimated capacity} = 5/100 \times 60 = 3 \text{ hectares NDA} \times 30 \text{ dph} = 90 \text{ dwellings.}$$

Note that capacity is an *estimate* of potential number of dwellings that *could* be accommodated.



In cases where a site has a full or reserved matters planning permission (or is under construction), the capacity is based on the permission granted.

For outline planning permissions where the capacity is not known, the method described above is used.

Where a site does not have a planning permission but an application has been submitted and is pending a decision the capacity will normally be based on the submitted scheme where this is deemed to be a reasonable approach.

**g) Land type** – the majority of sites in this study are undeveloped, commonly referred to a “greenfield” land. Note that “greenfield” is not the same as “Green Belt”, which is a strategic planning designation in the Local Plan. Some sites have been previously developed, also known as “brownfield” land. The National Planning Policy Framework provides further guidance on these definitions. Note that this study does not include planning permissions for conversions or changes of use unless for 10 dwellings and above.

### ***Initial Assessment***

Sites that meet the minimum size threshold were categorised according to their status as of the base date of 30<sup>th</sup> September 2016.

**Completed sites** – sites identified from the sources listed above but have been developed for residential or non-residential use have been recorded but play no further part in the assessment process. Completed sites are listed in Appendix 3.

**Sites under construction** – residential sites under construction have been recorded but play no further part in the assessment process. This also applies to any site where a non-residential use is under construction. Sites under construction are listed in Appendix 4.

**Technical commencements** – there are a small number of sites where a technical commencement has been made but development has halted. In all cases no actual construction of dwellings has taken place. However by virtue of the commencement, the planning permission remains valid and the site is in effect under construction but mothballed. Such sites are listed in Appendix 4.

**Sites with planning permission** – sites with a residential planning permission as of 30<sup>th</sup> September 2016 were recorded. Sites with a residential planning permission are considered to be suitable and available for residential use and as such are not subject to detailed assessment. Sites with an outstanding planning permission are listed in Appendix 5.

**Sites Minded to Approve** - Sites where a planning application has been approved by the council subject to the signing of a legal agreement have been identified and listed alongside as those with a planning permission, also within Appendix 5. These sites are also considered to be suitable and available for residential use and have not been subject to detailed assessment.

**Remaining sites** - The remaining sites were assessed in detail against the broad criteria set out in the NPPF and NPPG, namely:

- Suitability
- Availability
- Achievability

## **Suitability Assessment**

The suitability of the remaining sites for residential development was assessed using a two stage process. At stage 1, sites are assessed against a series of basic parameters designed to provide an initial sieving of sites. Sites that passed through the initial sieve are then assessed in more detail at stage 2.

### **Suitability Stage 1 - Basic Parameters Gateway (Sieve 1)**

The 2010 SHLAA used a series of criteria designed to sieve out (i.e. remove from further assessment) sites that failed to meet basic parameters. As part of the update process, these have been reviewed and, where necessary, revised. Sites that do not meet the basic parameters are recorded but take no further part in the assessment process.

#### **Parameter 1 – Green Belt**

**2010** - Sites automatically sieved out if in the Green Belt.

**2017** - Sites automatically sieved out if in the Green Belt.

**Comment** – No change in approach – matters of Green Belt designation will be considered through the new Wyre Local Plan. It is noted, however, that additional Green Belt sites (over and above those identified as part of the 2010 SHLAA) have been included within this Assessment where put forward through the Call for Sites process. Further, as part of the Local Plan evidence base, the council has published a review of the Green Belt. Where an area of land has been recommended for removal on the basis of it not meeting the purposes of the Green Belt it has been included in the SHLAA but, along with all other Green Belt sites, has been automatically sieved out.

#### **Parameter 2 – Location**

**2010** - Sieve out if the site is not contiguous to existing built development.

**2017** - Sieve out if the site is located in a detached or isolated position.

**Comment** – This SHLAA has been carried out using two basic assumptions: 1) that based on the evidence relating to likely Objectively Assessed Need, the level of housing required over the period of the local plan will be significantly above that in the 1999 Local Plan and Regional Planning Guidance for the North West. 2) that this being the case, given the largely rural nature of the borough, it is certain that development in what is currently defined countryside in the 1999 Local Plan will be required and that such development may need to be large in scale. The current guidance on the application of SHLAA methodology suggests that all sites considered to be capable of supporting residential development should be identified. However away from the Forest of Bowland, Wyre contains extensive areas of

countryside that are, in theory, physically suitable for development, being flat or gently undulating agricultural land albeit accessed from a network of rural roads. On the assumption that it would be unreasonable and disproportionate to identify all of this countryside as potential development land, there is a need to identify limits to the extent to which the SHLAA regards the countryside as potential development land.

It is noted that this parameter was originally designed to limit the identification of sites in unsustainable locations and to protect the fundamentally rural nature of large parts of the borough from sporadic development in the countryside. It essentially limits the identification of sites to those that are either within existing settlements or lie adjacent to (contiguous with) a settlement. For the current SHLAA the wording has been amended to allow for larger areas of land to be identified (which by definition will contain land at a distance from the nearest settlement) whilst retaining the original intent. Whether or not a site is so detached or isolated as to require exclusion from further assessment is a matter of planning judgement. In applying this principle regard has been had to defined settlement boundaries in the 1999 Local Plan and the emerging settlement boundaries for the new Wyre Local Plan where these are different. It is noted that at the time of writing the new Local Plan will increase the number of settlements with defined boundaries and this has been taken into account in applying this principle. The identification of a settlement is based on the Wyre Settlement Study, August 2016.

### **Parameter 3 – Scale**

**2010** - Sieve out if the site is out of scale with the character of the existing settlement.

**2017** - Sieve out if the site is significantly out of scale with the existing settlement.

**Comment** – the council is mindful of the need to avoid the SHLAA being used to place an artificial limit on the potential for settlement growth by only identifying sites that are proportionate in scale. It is considered that the question of what constitutes an acceptable degree of settlement growth is a matter for the local plan taking into account the wider evidence base. However there may be a small number of cases where it is reasonable to consider scale as a factor. As such this parameter has been retained, modified to exclude the word “character” as the SHLAA does not assess settlement character (although heritage matters are considered through the detailed assessment process – see below).

### **Parameter 4 – Recreation Sites**

**2010** - Not used

**2017** - Sieve out as green infrastructure unless not in use as such

**Comment** – So as to ensure that the SHLAA presents a realistic view of potential housing land supply, it is right and proper that regard is had to current and emerging local plan policies where relevant. It is noted that the 2010 SHLAA contained a number of sites currently designated, and used for, recreation purposes in the 1999 Local Plan under policy TREC14. Using current terminology, such sites fall under the umbrella term “green infrastructure”. As the protection and enhancement of green infrastructure is likely to remain a significant policy objective of the emerging local plan, sites falling into this

category have been automatically assumed to be unsuitable for residential development unless there is evidence to suggest that the land is no longer available for recreation use.

### Parameter 5 – Current Use Precludes Development

**2010** - Not used

**2017** - Sieve out if the current use precludes development

**Comment** – This parameter applies to developed sites in non-residential use. For the avoidance of doubt it excludes open countryside, including land in active agricultural use.

Where a site is in active developed use, it is deemed to be unsuitable for residential development unless there is significant evidence that the existing use is likely to cease within a defined timescale and the site become available. The promotion of a site in active use through the call for sites process is not in itself evidence of suitability.

### Parameter 6 – Flood Risk

**2010** - Not used

**2017** - Sieve out if considered to be at significant risk of flooding

**Comment** – Flood risk is a significant matter for many of Wyre’s communities. As part of the local plan evidence base, the council has commissioned a Level 2 Strategic Flood Risk Assessment (SFRA). As part of this work a number of sites have been categorised according to their suitability for development based on flood risk matters. This assessment uses a traffic light ranking system which has been adapted for the SHLAA using an A,B,C,D categorisation for ease of use (see Table 2). At the time of writing the SFRA is work in progress but is deemed to be sufficiently advanced to be used as part of the SHLAA assessment process.

**Table 2 – SFRA/SHLAA Flood Risk Categorisation**

SFRA Rank Colour	SHLAA Cat	SFRA Suitability
GREEN	A	Sites considered suitable for development
AMBER	B	Sites potentially suitable subject to passing the sequential / exception test and with some mitigation
AMBER	C	Sites potentially suitable subject to passing the sequential/exception test and with mitigation
RED	D	Sites not considered suitable for development

Where sites are located mainly or wholly in flood zones 2 and 3, and are subject to high levels of flood risk, and/or development of the site may restrict or prevent future options for flood risk management (including setback of defences and natural flood plain management) they are classed as red (i.e. the greatest level of risk) in the SFRA. For the purposes of this SHLAA sites categorised RED (D) have been sieved out at stage 1. It should

be noted that such sites could come forward for development and be acceptable in terms of flood risk should the sequential test be passed and an appropriate scheme of mitigation be accepted. Equally, the presence of a site in the green and amber (A, B and C) categories does not mean that acceptability of future development proposals in terms of flood risk is guaranteed.

### **Suitability - Detailed Assessment (Sieve 2)**

Sites passing through the initial assessment gateway were subject to a more detailed assessment designed to identify factors that may affect their suitability for residential development. The detailed assessment captured information on:

- The current land use and character of the site
- The general character of the surrounding area
- Potential land use conflicts, including neighbouring uses
- Planning status and history, including relevant permissions and development plan allocations
- Potential policy constraints
- Potential physical constraints, such as topography
- Heritage features and designations
- Ecological features and designations
- Environmental matters, including contaminated land, proximity of waste disposal sites and agricultural land classification
- Site access

Data were captured through a variety of means:

- GIS-based mapping (including aerial photographs) managed by Lancashire County Council. This resource includes data on matters such as environmental designations and flood risk, the presence of historical buildings, the location of health-related services and schools, and bus services/routes.
- Site visits and photo survey where appropriate.
- Consultation with technical officers such as Lancashire County Council Highways, Wyre Environmental Protection and Wyre Development Management (subject to resources).

As with the 2010 SHLAA, at this stage a number of sites were identified and sieved out on the grounds that the suitability of the site for residential development is questionable (see below for further details).

### **Availability (Sieve 3)**

Sites deemed to be suitable for residential development were then assessed for their availability - essentially a question of whether or not there is an indication that the relevant landowner wishes to bring the site forward for residential development.

Where a site originates from a Call for Sites exercise, or from the Issues and Options consultation, it is assumed it is available for residential development where the support of the owner has been indicated. Unless there is specific information to suggest otherwise it is assumed that all sites can be serviced by utilities infrastructure such as water and sewerage. The cost and/or complexity of servicing is not a matter for the SHLAA (see below for matters relating to viability).

During the conduct of the SHLAA, the council undertook a detailed assessment of landowner intentions on a series of key sites. This exercise took the form of direct written correspondence, with following-up face to face and telephone discussions. The results of this process - which is on-going at the time of writing – have been used to inform the assessment of availability in relation to the sites in question. As this process has not been completed at the time of writing, it may be that there are sites subsequently known to be suitable and available that are not part of the SHLAA. Landowner consultation will be expanded upon as part of a planned background paper on local plan site allocations.

In some cases sites have been identified through internal an internal site search process. Where no contact has been made with the landowners in question, the availability has been recorded as “unknown”.

For the final analysis, where either the landowner has indicated non-availability or where ownership is unknown, the site has been “sieved out”. Where a site has multiple ownership and there is either a difference of opinion across the owners or where there is an “unknown” element, a judgement has been made on the overall position.

### **Achievability**

Matters of achievability – essentially a test of viability over time – is not part of this SHLAA. Rather this will be addressed through other aspects of the local plan evidence base in relation to site allocations. However, in considering whether or not development can be achieved it is reasonable to make the following observations:

1. The vast majority of suitable sites are greenfield in nature.
2. The vast majority of sites are in rural edge of settlement locations with few obvious constraints, although access can be an issue.
3. The housing market is generally dominated by detached or semi-detached owner occupied housing.
4. There is an active development market in Wyre with the following house builders and land agents securing, or seeking to secure, planning permission:

- Applethwaite
- Barratt Homes
- Baxter Homes
- Gladman
- Hollins Strategic Land
- Jones Homes
- Persimmon

- Redrow
- Rowland Homes
- Story Homes
- Wainhomes

### Suitable and Available Sites

Sites that pass through the sieving process are those that are considered to be suitable for residential development (notwithstanding the caveat at the beginning of this report and any known or unknown constraints or other matters of note), and are considered to be available for development. Those sites that are suitable but not available can be considered to be potential long term sites except for those where the land owner has specifically indicated non-availability (and subject to future local plan policy).

### 3. Outcomes

#### Initial Assessment

The initial assessment identified 334 sites which were categorised as follows:

**Table 3 – Initial Assessment**

Status	No. of sites	Capacity* (dwellings)	Notes
Completed	11	160	Sites where a non-residential use has been developed have been given a capacity of zero. In all other cases the capacity is the developed number of houses.
Under construction	18	637	Portion of the capacity remaining to be built.
Technical commencement	7	394	
Outstanding planning permission	26	1,385	
Minded to Approve (MTA)	4	600	
Remaining sites	278	24,958	
All sites	344	28,134	

\* Except for sites under construction – see note above.

As stated above, it is assumed that sites under construction (including technical commencements) and with an outstanding planning permission (including MTA's) are suitable and available for development. Hence the suitability assessment focused on the remaining 278 sites all of which were considered against the basic parameters set out in the methodology. This assessment led to 151 sites being removed (sieved out) from further participation in the assessment process for the following reasons:

**Table 4 – Suitability Assessment – Basic Parameters Gateway (sieve 1)**

Parameter	No. of sites	Estimated dwelling capacity	Notes
Green Belt	30	3,253	
Detached or isolated location	45	3,037	
Scale	4	1,377	
Green infrastructure	16	441	
Current use precludes development	14	473	
Flood risk	42	3,836	This parameter significantly affected sites in the following settlements – Pilling, St. Michaels and Churchtown.
All sites	151	12,417	

The list of sites removed at this stage of the assessment process can be found in Appendix 6.

**It is important to note, however, that this assessment does not necessarily preclude the development of these sites – see the disclaimer at the beginning of this report.**

#### **Detailed Assessment**

The remaining 127 sites were considered through an assessment of their suitability for residential development based on known information (**again, please note the disclaimer at the beginning of this report**). The majority of these remaining sites are greenfield in nature and without known major constraints to development. Hence very few – 17 sites with an estimated capacity of 3,466 dwellings - have been identified as having constraints considered to put the suitability for development into significant doubt. These are listed in Appendix 7. Reasons for excluding these sites vary and relate to site specific circumstances, but include matters pertaining to access, suitability of the surrounding environment and topography.



## Suitable Sites

The detailed assessment has identified 110 sites with an estimated capacity of 9,075 dwellings as potentially suitable for residential development. However it should be noted that the vast majority of these sites lie outside of existing settlements. The adopted 1999 Local Plan specifically designates areas of countryside to which a policy restricting development applies (policy SP13). However the presumption in favour of sustainable development embodied in the National Planning Policy Framework (2012), coupled with a historic inability to identify sufficient land to meet five-year supply requirements, means that SP13 has not been regarded as a constraint to development for the purposes of this SHLAA. The matter of the extent of the countryside designation and relationship to settlement boundaries will be considered as part of the process of developing the new Wyre Local Plan.

A number of sites have been assessed as suitable that lie in areas currently the subject of evidence-based work on highway capacity. As of the base date of this study (30<sup>th</sup> September 2016) this work was not completed. As such, irrespective of decisions on individual planning applications where highway capacity is an issue or a reason refusal, this SHLAA has not sieved out sites on this basis.

Suitable remaining sites are listed in Appendix 8.

## Availability – Sieve 3

As described above, the availability of all 110 suitable sites has been assessed. 21 sites with an estimated capacity of 1,340 dwellings have been assessed as not available (as a result of contact with the landowner) or have unknown availability. These are listed in Appendix 9.

## Final SHLAA Sites

As a result of the assessment process, 89 sites are considered to be both suitable and available for residential development, subject to the caveats outlined in this report and site specific matters. When sites under construction, technical starts and planning permissions (and MTA decisions) are included the final position is that 144 sites capable of accommodating an estimated 10,751 dwellings are considered to be suitable and available for residential development (table 5).

**Table 5 – Final SHLAA Sites**

Status	Sites	Dwellings
Suitable and available	89	7,735
Under construction	18	637
Technical starts	7	394
Planning permission	26	1,385

Status	Sites	Dwellings
Minded to Approve	4	600
Total suitable and available	144	10,751

The vast majority of these sites are greenfield reflecting the lack of available previously developed sites and essentially rural character of the majority of the borough.

### Summary

The summary position is set out in table 6.

**Table 6 - Wyre SHLAA 2017 – Final Position**

Status	Sites	Dwellings	
1	Starting position	344	28,134
2	Completed (removed)	11	160
3	Sieve 1 – basic parameters	151	12,417
4	Sieve 2 – detailed assessment	17	3,466
5	Sieve 3 - availability	21	1,340
6	Total sieved out (sum of 3,4 & 5)	189	17,223
7	Suitable and available	89	7,735
8	Under construction	18	637
9	Technical starts	7	394
10	Planning permission	26	1,385
11	Minded to Approve	4	600
12	Total suitable and available (sum of 7-11 inclusive)	144	10,751

## 4. Acronyms

ALC – Agricultural Land Classification:

Grade 1 - excellent quality agricultural land

Grade 2 - very good quality agricultural land

Grade 3 - good to moderate quality agricultural land

Subgrade 3a - good quality agricultural land

Subgrade 3b - moderate quality agricultural land

Grade 4 - poor quality agricultural land

Grade 5 - very poor quality agricultural land

AONB – Area of Outstanding Natural Beauty

BHS – Biological Heritage Site – local wildlife sites in Lancashire. See

<http://www.lancashire.gov.uk/lern/site-designations/local-sites/biological-heritage-sites.aspx>

CfS – Wyre council Call for Sites

FP - Footpath

FZ – Flood Zone identified by the Environment Agency. FZ1 – low probability; FZ2 – medium probability; FZ3 – high probability or functional flood plain.

Ha – Hectare (10,000 square metres)

HSE – Health and Safety Executive

MSA – Mineral Safeguarding Areas – see the Minerals and Waste Local Plan for Lancashire

MTA – Minded to Approve – a decision of the council to give planning permission subject to the applicant entering into a legal agreement with the council and/or Lancashire County Council, for instance on the provision of affordable housing or school places.

Ramsar – The Convention on Wetlands, called the Ramsar Convention

PROW – Public Right of Way

SAC – Special Areas of Conservation

SFRA – Strategic Flood Risk Assessment

SPA – Special Protection Area

SSSI – Site of Special Scientific Interest

TPO – Tree Preservation Order

## 5. Maps

The SHLAA includes a series of maps that show the sites considered through the assessment process. For each area, the maps show (where relevant):

**Completed sites** – those sites listed in the 2010 SHLAA that have now been developed. See Appendix 3 for details.

**Under construction** – those sites where residential development was underway as of 30<sup>th</sup> September 2016. See Appendix 4 for details.

**Technical commencement** – sites where residential development has started but ceased. See Appendix 4 for more details.

**Planning permission** – sites with an extant planning permission for residential development as of 30<sup>th</sup> September 2016. See Appendix 5 for more details.

**Minded to Approve** – sites where the council has been minded to grant a planning permission for residential development as of 30<sup>th</sup> September 2016 pending the signing of a legal agreement. See Appendix 5 for more details.

**Sieved out** – sites considered either unsuitable or unavailable for residential development. See Appendix 6, 7 and 9 for more details. Note that sites in this category may become suitable or available for development in the future.

**Final site** – sites (without a planning permission or MTA decision) considered to be suitable and available for residential development. See Appendix 8 and 10 for more details. Note that the SHLAA does **NOT** allocate land for development.

Please also see the disclaimer at the beginning of this report.

Individual maps have been produced covering the following settlements. Some maps cover more than one settlement.

<ul style="list-style-type: none"><li>• Barton</li><li>• Bilsborrow</li><li>• Bowgreave</li><li>• Cabus</li><li>• Calder Vale</li><li>• Catterall</li><li>• Churchtown</li><li>• Cleveleys</li><li>• Fleetwood</li><li>• Forton</li><li>• Garstang</li><li>• Great Eccleston</li><li>• Hambleton</li></ul>	<ul style="list-style-type: none"><li>• Hollins Lane</li><li>• Inskip</li><li>• Knott End-on-Sea/Preesall</li><li>• Nateby</li><li>• Out Rawcliffe</li><li>• Pilling</li><li>• Poulton-le-Fylde</li><li>• Preesall Hill</li><li>• St Michaels</li><li>• Scorton (includes land north Cabus)</li><li>• Stalmine</li><li>• Thornton</li><li>• Winmarleigh</li></ul>
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