



Hearing Statement – Matter 1 (Legal Compliance, Procedural Requirements and Duty to Cooperate)

Wyre Local Plan Examination – Wainhomes (NW) Ltd

EP Project Ref: 17-366

Project : 17-366
Site address : Matter 1 Hearing
Statement – Wyre Local
Plan Examination
Client : Wainhomes (NW) Ltd
Date : April 2018
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1. Introduction

- 1.1 Emery Planning is instructed by Wainhomes (NW) Ltd to attend the Local Plan Examination. We submitted representations to the Publication Draft Wyre Local Plan (September 2017) in November 2017.
- 1.2 This Statement addresses Matter 1 (Legal Compliance, Procedural Requirements and Duty to Cooperate) and it is structured in accordance with the Inspector's MIQs.

2. Issues

Issue 2

- 2.1 There is no provision for delivering unmet housing needs in neighbouring authorities. In terms of Lancaster, this authority has requested the assistance of Wyre in meeting its unmet housing needs; the Lancaster Publication Version Local Plan (2018) seeks to deliver 522 dwellings per annum whereas the OAN is identified as between 650 and 700 dwellings per annum. There is no provision for neighbouring authorities to meet Lancaster's unmet housing needs.
- 2.2 Blackpool adopted a Core Strategy in 2016 that makes no provision for meeting neighbouring authority housing needs. There is no indication that Preston City Council is initiating the preparation of a new local plan and recent appeal decisions have found that there is insufficient deliverable housing land within Preston; the housing land supply position is between 3 and 3.5 years (PINS ref: APP/N2345/W/17/3179105) . With regard to Fylde, this authority has progressed on the basis of not meeting any of Wyre's unmet housing needs; there is a trigger mechanism within the emerging local plan for Fylde in terms of a review although there is no guarantee that Fylde will make such provision.
- 2.3 In terms of neighbouring authorities, it should be assumed on the basis of the evidence available that the full objectively assessed housing need for Wyre should be delivered within the administrative boundaries of the Borough.