



Report of:	Meeting	Date	Item no.
Cllr Peter Murphy, Planning and Economic Development Portfolio Holder and Garry Payne, Chief Executive	Council	7 September 2017	9

Wyre Local Plan (2011 - 2031)

1. Purpose of report

- 1.1** To present to Members the 'Publication' draft Wyre Local Plan, (the Local Plan) and ask Members to approve the publication of the Local Plan for public consultation and subsequent submission to the Secretary of State for examination.

2. Outcomes

- 2.1** To progress the Local Plan to 'Publication' and 'Submission' stages as required by the approved Local Development Scheme and Local Plan Regulations.

3. Recommendations

- 3.1** That the 'Publication' draft Wyre Local Plan, labelled as Appendix 1 to this report, be approved for public consultation and thereafter submission to the Secretary of State for examination provided the public consultation does not raise issues which require substantive alterations to the draft Wyre Local Plan.
- 3.2** That the Sustainability Appraisal Report accompanying the 'Publication' draft Wyre Local Plan, labelled as Appendix 2 to this report, be approved for public consultation.
- 3.3** That the approach to consultation as outlined in paragraphs 5.39 – 5.41 of this report be approved.
- 3.4** That powers be delegated to the Head of Planning Services and in his absence the Chief Executive to make amendments to the 'Publication' draft Wyre Local Plan in consultation with the Planning and Economic

Development Portfolio Holder, before it is published or submitted for examination. Such amendments could include (but not limited to) improvements to the clarity of the document, factual and typing errors and necessary updates to take account of Development Management decisions from August 2017 onwards and final recommendations from the Viability Assessment, Habitat Regulation Assessment and 2017 Strategic Housing Market Assessment Addendum III.

- 3.5** That the 'Publication' draft Wyre Local Plan be approved for Development Management purposes replacing the Core Strategy Preferred Options in the Development Management process from the date of publication.

4. Background

- 4.1** The Council is required to prepare and adopt a Local Plan. Paragraph 153 of the National Planning Policy Framework, (the Framework) states: "Each local planning authority should produce a Local Plan for its area". The Local Plan must meet statutory planning requirements and will be assessed for 'soundness' by an independent Planning Inspector.

- 4.2** Under section 39 (2) of the Planning and Compulsory Purchase Act 2004 a local authority exercising their plan making functions must do so with the objective of contributing to the achievement of sustainable development. The 2011 Localism Act introduced the 'duty to co-operate' whereby the Council has a legal duty to engage constructively, actively and on an ongoing basis on strategic cross boundary issues during the preparation of the Local Plan. The duty to co-operate becomes particularly pertinent where a local authority cannot accommodate its development needs in full. It is then required to co-operate with adjoining local authorities.

- 4.3** The Framework sets out the Government's national policy for planning highlighting the Government's commitment to sustainable development. Paragraph 14 of the Framework explains the presumption in favour of sustainable development for plan making and states that: "Local planning authorities should positively seek opportunities to meet the development needs of their area; and local plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- specific policies in this Framework indicate development should be restricted".

- 4.4** The Framework includes a number of core land-use planning principles (paragraph 17) which include (in summary):

- Proactively drive and support sustainable economic development to deliver the homes, business and other development needs of their area (including infrastructure);

- Seek to secure high quality design – to improve places where people live;
- Take account of the different roles and character of different areas;
- Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change;
- Conserve heritage assets and contribute to conserving and enhancing the natural environment, reducing pollution and allocating land for development with lesser environmental value;
- Encourage reuse of previously developed land;
- Promote mixed use developments and encourage multiple benefits from use of land – e.g. recreation, wildlife, flood risk mitigation;
- Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling.
- Support local strategies to improve health, social and cultural wellbeing.

4.5 The Local Plan is required to be consistent with national policy and be supported by a robust evidence base. Various documents which form the evidence base are listed in the ‘Background Papers’ section of this Report and are available to view on the Council’s website. It is an expected part of the Local Plan process, that consideration is given to changes such as changes in national policies and new data which meant that some evidence documents have already required an update.

4.6 In Summer 2015 Wyre Council consulted on the Wyre Local Plan Issues and Options Report in accordance with the Council’s 2010 Statement of Community Involvement and planning regulations¹. Over 755 representations were received which have helped inform the preparation of the Local Plan. The Issues and Options Report included three broad spatial options to meet development needs and a number of sites under consideration for development. In Summer 2016 the Council published a summary of the main matters raised through the consultation together with a response.²

4.7 The 2013 Fylde Coast Strategic Housing Market Assessment, (SHMA) and its Addendums I & II and the 2015 Employment Land Study Update and its Addendums have provided the objectively assessed need (OAN) figures for housing and employment. The housing OAN figure for Wyre which was reported to Council in March 2016 is 479 dwellings per annum or 9,580 dwellings for the period 2011-2031 and the employment OAN is 53 hectares.

4.8 The Strategic Housing Land Availability Assessment, (SHLAA) has considered the availability and deliverability of land in the borough to meet OAN requirements. This was informed in particular by an assessment of flood risk (Strategic Flood Risk Assessment – (SFRA) Level I and II) and

¹ Town and Country Planning (Local Planning) (England) Regulations 2012.

² The ‘main matters and Council’s response can be found at http://www.wyre.gov.uk/info/200319/emerging_planning_policies/970/issues_and_options_2015

an assessment of the capacity of the road network to support development. The majority of sites considered were shown in the Issues and Options Report. It was necessary to consider additional sites not shown in the 2015 Issues and Options consultation document because more land was needed in a particular location to maximise the level of the OAN to be delivered in Wyre. In some cases land identified in the 2015 Issues and Options consultation document has subsequently been either considered unsuitable for development or is unavailable.

- 4.9** Local Authorities have a duty to provide sufficient land to meet the objectively assessed needs for the accommodation of Gypsies, Travellers and Travelling Showpeople through their Local Plans³. The 2014 Fylde Coast Gypsy and Traveller and Travelling Showpeople Study and its 2016 Update identified no need for Gypsy and Traveller sites but has identified a need to identify land for 20 plots for Travelling Showpeople for the period 2011-2031.
- 4.10** A Sustainability Appraisal, (SA), and Equality Impact Assessment, (EIA) have been carried out.

5. Key issues and proposals

- 5.1** The Local Plan is an important corporate document which has been prepared in accordance with statutory requirements and Government policy. The Local Plan being presented in this report is considered to be a sound Plan and the most appropriate option for Wyre when considering legal and national policy requirements and the various constraints in Wyre. It is indeed the only option in complying with legal and policy requirements. Further delays in progressing the local plan may lead to the need to update parts of the evidence base, which in itself could result in further delays.
- 5.2** The Council is required to prepare and adopt a local plan. Not processing a local plan leaves a local planning authority more vulnerable to an increased possibility of less appropriate development than could be achieved through the planned process, for example development is designated countryside areas.
- 5.3** 'Publication' is an important stage in the local plan process before the Local Plan is submitted for independent examination. When adopted the Local Plan will provide the basis for determining planning applications and as such will guide and manage development in the borough for the period up to 2031. It will supersede the 1999 'saved' Wyre Local Plan and the 2009 Fleetwood - Thornton Area Action Plan.
- 5.4** The Local Plan must be read as a whole when used. All policy requirements apply to proposed allocations even if not specifically referred to in the allocation policies. Site allocation policies highlight only key

³ Planning policy for traveller sites', March 2012

consideration in the development of sites and do not repeat all policy requirements in other policies.

- 5.5** Some sites allocated in the Local Plan have extant planning permissions as at September 2017 and these are differentiated on the draft Adopted Policies Map by a symbol. These sites can be developed as per approved planning permission irrespective of whether the permissions comply with the new policies. The new policies will apply if the current permission expires or a new application is submitted for consideration.
- 5.6** The Local Plan comprises a written statement of policies and proposals and a policies map known as the 'Adopted Policies Map'. It includes the following sections:
- Introduction
 - Spatial Portrait and Key Issues
 - Vision and Objectives
 - Local Plan Strategy
 - Strategic Policies
 - Core Development Management Policies
 - Housing Policies
 - Economy Policies
 - Site Allocation Policies
 - Monitoring
 - Glossary
 - Appendices

Wyre Local Plan Strategy

- 5.7** The Local Plan strategy is the culmination of a balancing exercise between competing interests e.g. the protection of Wyre's attractive, high quality environment and addressing identified development needs to support Wyre's population and businesses. The challenge has been to meet the borough's needs for development over the period to 2031 within the particular environmental limits in Wyre and infrastructure constraints.
- 5.8** Sustainability has been a 'golden thread' underpinning the Local Plan strategy to ensure necessary improvements to services and facilities for communities accommodating growth.
- 5.9** Local Authorities are required to identify their objectively assessed needs, (OAN) and meet them in full. As reported to Council in 2016 the housing evidence⁴ indicates a housing OAN for 479 dwellings per year which gives 9580 dwellings over the Local Plan period 2011 -2031. The employment land evidence⁵ has fed into the housing evidence as required by current Government guidance. The housing OAN figure is based on a scenario

⁴ 2013 Fylde Coast Strategic Housing Market Assessment, Addendum I (2014) and Addendum II (2016)

⁵ 2012 Employment Land and Commercial leisure Study; 2015 Employment Land Update and 2015 Addendum I; and 2015 Commercial Market Review.

that meets the forecasted needs of the local economy⁶. The employment land OAN was identified in 2015 as 53 hectares within a recommended range of 43-67 ha range. The approach used in identifying needs is based on methodologies accepted by Planning Inspectors which is important in ensuring a 'sound' Plan⁷.

- 5.10** Since completion of the housing and employment evidence the Government published the 2014 population and household projections in July 2016. In March 2017 the latest economic forecasts were also published. It is expected that an Inspector examining the Local Plan will ask the Council to consider the implications of the latest economic and demographic projections. Therefore consultants were asked to sensitivity test the OAN figures in light of the March 2017 Experian Economic Forecasts and the 2014 population and household projections.
- 5.11** The 2017 Employment Land Study Update Addendum II shows a decrease in job growth figures over the plan period and recommends that the employment land OAN identified in the 2015 Study is no longer robust and a more up to date and robust range is between 32 to 47 hectares. 43 hectares is considered an appropriate employment land OAN which addresses both quantitative and qualitative needs. The Local Plan identifies land to meet in full the employment land OAN.
- 5.12** The 2017 Strategic Housing Market Assessment Addendum III has not been finalised and a verbal update will be given at the Council meeting. Although there is reduced job growth forecasts over the plan period (2011 – 2031), there is a strong growth for the period 2015 - 2031. It is important to note that the OAN figure could not be set below that which the demographic scenario using the latest 2014 projections will show. Preliminary conclusions show that the figure of 479 dwellings remains a robust and appropriate OAN figure.
- 5.13** The Local Plan presented to Council is prepared on the basis of the completed housing evidence⁸. Within the local plan period 2011 to 2031 the Local Plan can only deliver 8,224 dwellings due to various constraints. This results in a shortfall of 1,356 dwellings. Even if the OAN figure were to be reduced, it is not expected that the results of the update to the housing evidence would result in an updated OAN figure that would erase the shortfall. Nor is it anticipated that the change would reduce the requirement for housing land in the Local Plan below the level currently included. Therefore the total housing requirement for the period 2011-2031 is 8,224 dwellings or an annualised figure of 411 dwellings. It is considered that the identified annual housing requirement represents a robust and sound figure for the local plan within the context of constraints in the borough.

⁶ The scenario that underpins both the housing and employment land OAN is the Experian Adjusted Scenario.

⁷ The Government has indicated that it will publish a standard methodology for calculating the housing OAN figure. This is now expected in the autumn of 2017.

⁸ 2013 Fylde Coast Strategic Housing Market Assessment, Addendum I (2014) and Addendum II (2016)

- 5.14** It is important that the Local Plan identifies robust figures for the housing OAN and if different the housing requirement. The consequence of not identifying a robust housing OAN would almost inevitably result in delays adopting the Local Plan or an unsound Plan. Where the housing requirement is different than the OAN figure, this must be justified with credible evidence. It is considered that the Local Plan evidence base and in particular the highway evidence provides a robust basis justifying a lower housing requirement.
- 5.15** As at 31 March 2017⁹ 1,646 dwellings had already been completed since 2011 and 4,117¹⁰ dwellings have planning permission. These count towards the local plan requirement for 8,224 dwellings. The Local Plan allocates land for 2,852 dwellings of which 2,504 dwellings will be delivered within the plan period up to 2031 and could count towards the 8,224 dwellings.
- 5.16** The Local Plan strategy is influenced by the constraints – primarily highway constraints but also flood risk. None of the spatial options consulted upon in 2015 were deliverable. The Strategy can be described as a ‘dispersal’ strategy accommodating development where it is possible at a number of locations across the Borough.
- 5.17** The evidence on highway capacity sets a maximum number of dwellings that the highway network can support with deliverable improvements. The Local Plan allocates land to accommodate the maximum number of dwellings indicated in the highway evidence except in relation to Cleveleys and Fleetwood because there is no deliverable land and also at Pilling because of flood risk concerns. Where appropriate, extensions to settlements are required to be delivered through a masterplan approach and also make provision for key infrastructure as necessary. As noted above only 8,224 dwellings are expected to be delivered within the Local Plan period, which amount to nearly 86% of the OAN requirement.
- 5.18** The table below shows the total scale of development proposed in the Local Plan in individual settlements.

Settlement	Completed 2011-2031 (Dwelling Numbers)	Planning Permissions ¹¹ (Dwelling Numbers)		New Allocations (Dwelling Numbers)	Total Dwellings	
		Small Sites	Large sites		No	%
Barton	1	2	134	26	163	1.9
Bilsborrow	15	11	0	0	26	0.3
Bowgreave	24	3	219	0	246	2.9

⁹ The figures will be updated at 30 September 2017 before the Local Plan is submitted.

¹⁰ In accordance with standard practice planning permissions on small sites on which there are 443 dwellings are discounted by 10% in land supply calculations. A small site is a site of less than 10 dwellings or less than 0.4 of a hectare.

¹¹ Planning permissions include those subject to a s106.

Cabus	0	14	0	0	14	0.2
Calder Vale	0	0	0	0	0	0
Catterall	112	12	445	0	569	6.6
Churchtown/Kirkland	0	1	0	0	1	0.01
Cleveleys	60	7	220	118	405	4.7
Dolphinholme (Lower)	0	2	0	0	2	0.02
Fleetwood	411	46	93	145	695	8.1
Forton	27	36	13	468	544	6.3
Garstang	126	20	511	183	840	9.8
Great Eccleston	13	15	90	500	618	7.1
Hambleton	60	21	217	0	298	3.5
Hollins Lane	5	7	39	62	113	1.3
Inskip	1	7	81	200	289	3.4
Knott End/Preesall	48	17	116	0	181	2.1
Normoss	1	0	0	0	1	0.01
Pilling	45	19	70	0	134	1.6
Poulton-le-Fylde	195	45	802	390	1,432	16.6
Preesall Hill	6	5	0	0	11	0.1
Scorton	1	10	0	0	11	0.1
Stalmine	22	52	77	85	236	2.7
St Michael	17	7	0	0	24	0.3
Thornton	362	36	533	675	1,606	18.6
Other	94	48	14	0	156	1.8
Total	1,646	443	3,674	2,852	8,615	100

Note: 'New Allocations' shows additional land without planning permission. Some allocations have planning permission or are subject to a s106 and are included in the 'Planning Permissions' column.

- 5.19** Highways capacity does not constrain the ability to meet the OAN for employment.
- 5.20** The Local Plan includes policies to ensure that new housing and employment provide choice to meet different needs and assist in achieving a more balanced population. The Local Plan also includes policies requiring the provision of affordable housing and housing, suitable or which can be adapted for older people and other people with restricted mobility. The final version of these policies will be informed by the Viability Assessment.
- 5.21** The allocation of land for new homes may help to keep some existing local services viable because more people will live in a particular area and in some cases the allocation will require enhanced local services which will benefit both new and existing residents. The Local Plan also makes provision for new local employment opportunities to help support the local economy and facilitate the creation of sustainable communities.

- 5.22** A number of sites have been assessed for their suitability, availability and deliverability, including land put forward by landowners and developers (see Strategic Housing Land Availability Assessment, SHLAA). The approach to selecting sites for allocation will be set out in the Allocations Background Paper. The proportion of greenfield land allocated for development (housing and mixed use allocations) outside the current limits of settlements amounts represents 0.32% of the countryside in Wyre. This is a relatively small loss which must also be weighed against the requirement for Wyre to meet its housing and employment needs in full.
- 5.23** Whilst the Framework protects the Green Belt, the Framework also says that in exceptional circumstances Green Belt boundaries could be altered through the preparation or review of the Local Plan. A Green Belt Study was undertaken to ensure that all options have been considered in accommodating development needs and promoting sustainable development. The Study recommends that the removal from the Green Belt of the Cardinal Allen School playfields at Fleetwood, land south of Blackpool Road at Poulton-le-Fylde and land north-east of Poulton Road, Poulton-le Fylde will not affect the function, integrity and permanency of the Green Belt in Wyre.
- 5.24** In line with the aforementioned Green Belt Study the Local Plan proposes to alter the Green Belt to remove the three sites - Cardinal Allen School playfields at Fleetwood, land to the south of Blackpool Road at Poulton-le-Fylde and land north-east of Poulton Road, Poulton-le Fylde. Part of the site south of Blackpool Road, Poulton-le-Fylde is allocated for housing.
- 5.25** The Local Plan allocates land off the A6 north of Garstang to meet the requirement for 20 Travelling Showpeople for the period 2011 to 2031. As part of the process to identify potential sites for traveller pitches an extensive search was undertaken including a 'call for sites'. No sites were put forward other than the allocated site. The site on Kepple Lane, Garstang presently used by Travelling Showpeople is allocated for housing.
- 5.26** However, the Local Plan is about more than just meeting development needs for homes and business.
- It designates areas where development should be controlled such as green infrastructure within settlement boundaries and the countryside beyond settlement boundaries.
 - It introduces a new policy for Wyre – 'Strategic Area of Separation' the purpose of which is to prevent the coalescence of individual settlements and protect their distinct identity.
 - It sets the framework to achieve the regeneration of areas such as Fleetwood Port, Fleetwood Dock and the delivery of the Hillhouse Enterprise Zone. It provides the basis to work with landowners and developers to bring about sustainable change.

- It requires investment in infrastructure including improvements to the highway network, new schools, health facilities and open space.
- In response to climate change the Local Plan directs development away from areas of flood risk and ensures the provision of adequate drainage; and seeks to maximise as far as possible accessibility by means of transport other than the private car.
- It includes policies to protect amenity and safeguard against pollution, including facilitating the use of electric cars.
- It provides for the protection of the natural environment and the borough's heritage and requires high design standards in new developments.
- It recognises that whilst town and local centres have an important role in providing services and facilities to the community that role is changing. Thus the Local Plan adopts a flexible approach to uses in town and local centres, while protecting key parts of our town centres in retail use.

Duty to co-operate

- 5.27** The Council has a legal duty to engage constructively, actively and on an ongoing basis on strategic cross boundary issues during the preparation of the Local Plan. The Council has signed a Memorandum of Understanding with Blackpool Council, Fylde Borough Council and Lancashire County Council to facilitate co-operation on strategic matters on the Fylde sub-region. In preparing their respective local plans the three district councils have prepared joint evidence such as the Strategic Housing Market Assessment.
- 5.28** The Council has engaged with all adjoining local authorities on the issue of Wyre being unable to meet in full its housing objectively assessed need and all strategic cross boundary matters. Adjoining local authorities were kept informed on emerging evidence which indicated that Wyre will not be able to meet in full its OAN and in 2016 were formally asked whether they might be able to help meet some of Wyre's unmet housing needs. All adjoining local authorities indicated in writing that they were unable to do so.
- 5.29** Although discussions with adjoining local authorities have not as yet led to any firm outcomes as to how the shortfall will be met, these discussions are on-going and it is considered that the Council has met its duty to co-operate in preparing the Local Plan. An informal discussion with an Inspector acting as a critical friend was held on 7 August 2017 which gave reassurance that the Council has done enough to satisfy the duty-to-co-operate.

Infrastructure Plan

- 5.30** It is a requirement that the Local Plan is accompanied by an Infrastructure Delivery Plan, (IDP). There has been on going partnership working with a range of infrastructure providers in preparing the IDP to ensure that the

proposals in the emerging Local Plan will not put undue pressure on existing services and facilities and to identify where improvements need to be made. Discussions with infrastructure providers have highlighted key improvements that are required to support the Local Plan, particularly in relation to highways, flood risk, new schools and new health facilities. These are listed in the IDP. This partnership working enables individual infrastructure providers to plan ahead for delivery of infrastructure. Many Infrastructure providers have a statutory duty to provide the infrastructure which is necessary to allow development to function satisfactorily. Other improvements, such as additional school places and health facilities will be provided when it is determined that they are needed. Infrastructure planning is an on-going task and work with infrastructure providers will continue to regularly update the IDP.

Viability Assessment

- 5.31** The Framework requires that the Local Plan should be deliverable, ensuring that the sites and policies are achievable and that the Local Plan does not set requirements that undermine the economic viability of development. The viability assessment of the Local Plan has not been finalised. A verbal report will be given at the Council meeting.

Habitat Regulations Assessment

- 5.32** The draft Wyre Local Plan has been subject to a Habitats Regulations Assessment, (HRA) to identify possible impacts on sites which are protected under European law for nature conservation. The assessment relates to a number of European designations¹². Natural England, (NE) has been involved with the HRA and the Local Plan has been amended to take account of draft recommendations. The amended HRA will be forwarded to NE for formal consultation. Since NE have been involved in the process it is not expected that there will be comments requiring substantive changes to the draft Wyre Local Plan.

Sustainability Appraisal

- 5.33** Planning legislation¹³ requires a local planning authority to carry out a sustainability appraisal of each of the proposals in a local plan during its preparation. As referred to above, planning legislation¹⁴ requires that the authority preparing a Local Plan must do so “with the objective of contributing to the achievement of sustainable development”. A Sustainability Appraisal (SA) incorporating the requirements for a Strategic Environment Assessment under European law has been carried out, considering the Local Plan’s social, economic and environmental impacts.

¹² The various designations are - Morecambe Bay SPA, Morecambe Bay SAC, Morecambe Bay Ramsar Site, Morecambe Bay and Duddon Estuary SPA and Bowland Fells SPA. The Wyre Estuary and part of the river Wyre falls within the Morecambe Bay designations.

¹³ [Section 19 of the Planning and Compulsory Purchase Act 2004](#)

¹⁴ [section 39 of the Planning and Compulsory Purchased Act 2004](#)

The SA also considers the implications of climate change¹⁵. The full SA report (500+ pages) is available in the Member's Library and on the Council's website. A summary has been circulated with the council papers.

- 5.34** The draft Wyre Local Plan includes alterations recommended in the Interim SA report to improve the sustainability of the Plan. The SA shows that the Local Plan proposals are the most appropriate when considering reasonable alternatives. The Sustainability Appraisal must be subject to public consultation and therefore Members are asked to approve the draft Sustainability Appraisal Report for public consultation alongside the draft Local Plan.

Conclusion

- 5.35** Wyre has a duty to prepare a local plan and provide land to meet its development needs. If Wyre does not, land will be released through planning applications/appeals in an ad hoc manner which may result in development which may not be in the most sustainable locations.
- 5.36** It is considered that the Local Plan is legally compliant and sound. The draft Wyre Local Plan strikes a balance between meeting development needs and protecting the important environmental assets. It identifies opportunities for achieving planned, quality sustainable development which responds sensitively to Wyre's valued environment. It represents the approach which officers consider is most likely to be found 'sound' by an Inspector at the examination of the draft Wyre Local Plan.
- 5.37** The Wyre Local Plan does not deliver the full housing OAN and discussions with adjoining local authorities have not produced an agreed approach on how the shortfall will be met. The shortfall remains an issue which the Council will need to continue to work with adjoining local authorities towards addressing. The Wyre Local Plan does however deliver nearly 86% of the housing OAN and it is not expected that it will be found unsound because of the shortfall. The Council has done all it can under the duty to co-operate at this stage in an attempt to resolve the situation with adjoining local authorities. Delaying the adoption of the Wyre Local Plan by finding it unsound will not resolve the issue and will delay the delivery of the 86% of the housing OAN in the most appropriate and sustainable way.
- 5.38** Members are requested to approve the Local Plan for public consultation. At this stage in the local plan process only minor amendments can be made to the Local Plan following public consultation. In order to avoid any further delays in the process Members are requested to approve the Local Plan for submission to the Secretary of State for examination, following the six week public consultation.

¹⁵ Climate Change is also matter considers as part of the Strategic Flood Risk Assessment Level 2.

Public Consultation

- 5.39** This stage of the local plan process is the last stage before it is formally examined. Whilst the draft Wyre Local Plan will be published for six weeks, this is not a consultation similar to the 2015 consultation. The local community, statutory bodies and other interested organisations will be invited to make comments on the soundness of the draft Wyre Local Plan. At this stage Wyre Council is not expected to make significant changes to the Local Plan in response to comments. All representation received will be forwarded to a Government appointed independent Inspector for consideration at the Local Plan examination in public.
- 5.40** It will be made clear that the only way people will be able to have their views considered by the Inspector is for them to make their comments in writing during the next public consultation even if they have made representations previously in 2015. Comments received in 2015 are not sent to the Inspector.
- 5.41** It is proposed to make the 'Publication' draft Wyre Local Plan and Sustainability Appraisal available for inspection online, at the Civic Centre, and at all libraries. A hard copy of the draft Wyre Local Plan and Sustainability Appraisal will be sent to all Parish and Town Councils to facilitate engagement with their local communities. The publication of the Local Plan will be publicised on the Council's website, through formal notices in local papers, a press release, on social media and by direct communication to all persons and organisations on the Local Plan Consultees database and all those who made representations at the previous consultation stage. The proposed approach complies with the 2010 Statement of Community Involvement and planning regulations¹⁶.
- 5.42** Members are requested to approve the consultation approach outlined in paragraphs 5.39-5.41.

Development Management

- 5.43** The 'Publication' stage is an advanced stage in the local plan process. It sets out the Council's position with regard to how development needs will be accommodated and how they must be delivered. This position is supported by a comprehensive and robust evidence base. Although the draft Local Plan does not have the full weight of an adopted Local Plan it should be a material consideration in the determination of planning applications. Members are requested to approve the draft Wyre Local Plan for Development Management purposes replacing the 2012 Core Strategy Preferred Options in the development management process.
- 5.44** In parallel to the local plan process, planning applications will continue to be submitted and determined by the Council or by a planning inspector at appeal. It is possible that planning permissions will be granted on land not

¹⁶ Town and Country Planning (Local Planning) (England) Regulations 2012.

allocated in the Local Plan but which may have implications for land allocations because of highway capacity constraints. The Local Plan proposals may need to be updated before publication or submission to take account of the latest position.

Equality Impact Assessment, (EqIA)

5.45 The Local Plan has been subject to an EqIA to ensure compliance with public sector equality duty created under the Equality Act 2010. The Local Plan takes account of the recommendations set out in the EqIA.

What happens next?

5.46 As noted above a couple of assessments have not yet been finalised. Updates may be required to take account of the final conclusions from these amendments and also development management decisions. There may also be a need to make minor changes e.g. to correct minor errors or improve the clarity of the document. As the Local Plan is finalised for publication Members are requested to delegate powers to the Head of Planning Services (or the Chief Executive in his absence) to make such minor editorial changes before the document is published so as to avoid any further delay.

5.47 After the six week publication period, the Council must collate the representations it receives and then forward them to the Planning Inspector. The representations must be summarised and responded to individually for the Inspector. Depending on the volume of responses received it could be possible to submit the Plan for examination before the end of the year. Members are again requested to delegate powers to the Head of Planning Services (or the Chief Executive in his absence) to make any necessary minor modifications which do not alter the substance of the Local Plan before submission so as to avoid any delays in the process.

5.48 Depending on the timing and length of the examination, it is expected that the Local Plan should be adopted by the end of 2018.

Financial and legal implications	
Finance	The current 2017/18 budget includes a provision for Local Plan consultancy which includes the costs associated with the examination stage, a Programme Officer, the Planning Inspector and the Community Infrastructure Levy of £246,170 and is not expected to be exceeded.
Legal	A Local Plan is to be prepared in accordance with procedures required by Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Planning) (England) Regulations 2012. The National Planning policy Framework indicates that a local Planning Authority should

	<p>submit a plan for examination that it considers to be sound, namely as being positively prepared, justified, effective and consistent with national policy. Legislation requires the plan to have been properly prepared, sound and in compliance with the 'duty to co-operate'.</p> <p>From publication, the draft Wyre Local Plan is a material consideration in the determination of planning applications. The more advanced the preparation of an emerging plan, the greater the weight that may be given to relevant policies.</p>
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Other risks/implications: checklist

If there are significant implications arising from this report on any issues marked with a ✓ below, the report author will have consulted with the appropriate specialist officers on those implications and addressed them in the body of the report. There are no significant implications arising directly from this report, for those issues marked with a x.

risks/implications	✓ / x
community safety	x
equality and diversity	✓
sustainability	✓
health and safety	x

risks/implications	✓ / x
asset management	x
climate change	✓
data protection	x

report author	telephone no.	email	date
Réa Psillidou	01253 887243	rea.psillidou@wyre.gov.uk	4 August 2017

List of background papers:
The documents listed below are available on the Council's website at http://www.wyre.gov.uk/info/200317/planning_policy
name of document
February 2014 Fylde Coast Strategic Housing Market Assessment
November 2014 Fylde Coast Strategic Housing Market Assessment Addendum I
February 2016 Fylde Coast Strategic Housing Market Assessment Addendum II (Wyre)
July 2017 Strategic Housing Land Availability Assessment
October 2012 Wyre Employment Land and Commercial Leisure Study

September 2015 Wyre Employment Land Study Update and December 2015 Addendum I and July 2017 Addendum II
August 2015 Commercial Market Review
August 2011 Fylde Coast Retail Study and 2013 Update
June 2016 Highways England Evidence Base
February 2017 Lancashire County Council Highways Evidence
2013 Green Infrastructure Study
July 2016 Strategic Flood Risk Assessment Level I
August 2017 Strategic Flood Risk Assessment Level II (This comprises a suite of documents)
May 2016 Green Belt Study
September 2014 Fylde Coast Gypsy and Traveller and Travelling Showpeople Accommodation Assessment & October 2016 Update
August 2016 Settlement Study
October 2016 Settlement Profiles
August 2017 Sustainability Appraisal
August 2017 Equality Impact Assessment

List of appendices

- Appendix 1 - Publication draft Wyre Local Plan (printed/stored separately).
- Appendix 2 - Sustainability Appraisal Non-Technical Summary (printed/stored separately).
- Draft Local Plan Policies Map (printed/stored separately)

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