

Local Plan Full Review Call for Sites 2022 - Guidance Note

What is the call for sites?

The call for sites is an important opportunity for local communities, residents, Members, parish councils, agents, landowners, developers, organisations and others to suggest sites, land or buildings in Wyre Borough that could have potential for future development or designation.

Which sites can I submit?

We are interested to hear about potential opportunities for a range of land uses, including:

- **Housing** – this includes sites for market and affordable housing; sites that can accommodate served plots for self-build and custom housebuilding in accordance with the definition set out in the [Self-build and Custom Housebuilding Act 2015](#); and sites that can accommodate specialist accommodation for a group of people with specific needs.
- **Employment** – this includes sites for offices (use class E(g)(i), former use class B1b); research and development (use class E(g)(ii), former use class B1b); Industrial Processes (use class E(g)(iii), former use class B1c); General Industry (use class B2); and Storage and Distribution (use class B8).
- **Retail, leisure and other commercial developments** - this also includes other main town centre uses as defined in the [National Planning Policy Framework 2021](#).
- **Gypsy, Traveller and Travelling Showpeople** – as set out in the [Planning Policy for Traveller Sites 2015](#).
- **Renewable, community and low carbon energy** – this includes sites for wind, solar and hydro power; heat pumps (water, air or ground-source); energy from waste and surplus heat from industry; biomass; district heating and cooling networks; and for community-led renewable energy initiatives.
- **Nature recovery and biodiversity net gain** – as set out in the [Environment Act 2021](#).
- **Natural Flood Management** – a way of working with natural processes on land to manage flood and coastal erosion risk by protecting, restoring and emulating the ‘regulating’ function of catchments, rivers, floodplains and coasts. Can include techniques such as woodland creation and management, salt marsh creation and wetland restoration.

We are especially interested to hear about potential opportunities for the development, re-use or redevelopment of land, sites and buildings within towns and villages or on previously developed sites.

Green infrastructure will be a subject of a separate consultation exercise and submissions are not required at this stage.

What is the purpose of the call for sites?

The aim is to identify as many options as possible in the Borough for these types of land uses. Once we have compiled all sites that have been submitted for consideration, we will assess their potential and consider what sites could come forward for development or designation, if required.

The council may only be able to take account of sites for inclusion in the Local Plan at particular stages of preparing the plan if the emerging evidence indicates there is a need for that potential use or designation. The purpose of this stage is to identify all potential sites that are available as the council prepares supporting evidence.

Sites submitted cannot be treated as confidential and will be published in relevant emerging evidence base documents as appropriate, such as inclusion of housing sites submissions in a future update of the Strategic Housing Land Availability Assessment (SHLAA).

What is the Local Plan?

The Local Plan will be the Borough's chief planning document. It will set out the strategy for the Borough over the next 15 to 20 years, and policies, proposals and site allocations/designations to deliver the strategy. The Local Plan will be the main reference document for determining planning applications in the Borough and guiding investment.

What is the full review of the Local Plan?

The council has taken the decision to commence a full review of the Wyre Local Plan (2011-2031) as some additional matters fall outside the scope of the partial review. The full review will run alongside the partial review currently underway.

The Wyre Local Plan Full Review is currently being prepared. It will eventually replace the adopted Wyre Local Plan (2011-2031).

What is the timetable for the Local Plan Full Review?

The council will prepare the local plan over the course of 2022/early 2023. This will be followed by formal public consultation on the Final Draft Plan (also sometimes called the publication or pre-submission stage) in summer 2023. After this, the draft Local Plan will be examined by an independent Planning Inspector during late 2023. The Local Plan will be formally adopted as the council policy in mid-2024.

How should I respond to the call for sites?

We would like to hear from you if you wish to submit a site, building or land for consideration. Sites do not necessarily need to be in your ownership (although see the guidance below) and you can propose a mix of uses on one site.

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

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

Please complete a separate response form for each site.

Completed forms and location plans should be submitted by either:

- Email: planning.policy@wyre.gov.uk or
- Post: Planning Policy, Civic Centre, Breck Road, Poulton le Fylde, FY6 7PU

All submissions should be received by the **deadline of 5.00pm on 10 March 2022**. Late responses will not be considered.

How do I complete the response form?

- **Section A – Your Contact Details**

Your contact details are required. Please include your email address if available, this will be helpful as it enables the council to contact you easily, if we need further information. The council is obliged to make all submissions available to the public, as it will form part of the evidence base for the Local Plan. The name of the sender and organisation (if relevant) will be published, no other personal information will be published. Please note that sites submitted cannot be treated as confidential and anonymous responses will not be accepted.

- **Section B – Site Details and Proposed Use**

Please provide details about the site proposed, providing any relevant details that are available and specify the proposed use or mix of uses. This should include a consideration of the extent to which the site is sustainably located or can be made so. To allow the council to accurately locate the site and its boundaries, your suggested site cannot be considered if you do not submit a location plan that clearly identifies the site boundary. Due to Ordnance Survey licensing restrictions, the council is unable to provide blank plans for this exercise. Ordnance Survey plans of sites may be obtained via external companies (there is normally a charge for these services).

- **Section C – Site Ownership**

Please specify the site ownership status. You do not need to be the owner of a site to promote it. However if you do not own the site, please provide evidence that the site owner is supportive of the proposed use.

- **Section D – Market Interest**

Please provide any details or comments regarding any market interest in the site for the proposed use, if relevant.

- **Section E – Site Constraints and Considerations**

Please provide an indication of the extent of any known constraints and other considerations that may have implications for how easily the site may be

developed. Please also provide us with an indication of utilities that are available to the site if known. If you are proposing the site for renewable, community and low carbon energy; nature recovery / biodiversity net gain or for natural flood management, you do not need to complete the utilities section.

- **Section F – Site Availability**

Please provide an indication of when the site may be available for the proposed use. Please provide any details of any known constraints that may have implication for how quickly the site may be developed.

- **Section G – Housing Sites Additional Information**

Please only fill in section G if your proposed use includes housing. Please provide details on the estimated number of homes proposed, the type of housing and the mix.

- **Section H – Gypsy, Traveller and Travelling Showpeople Additional Information**

Please only fill in section H if your proposed use includes Gypsy, Traveller and Travelling Showpeople. Please provide details on the estimated number of pitches (Gypsies/ Travellers) or plots (Showpeople) proposed.

- **Section I – Additional Comments**

Please provide any additional comments to support your proposed site. Wherever possible, please provide proportionate evidence to support your submission. The council will consider this as part of the assessment work undertaken and may use your submitted information to consult with relevant stakeholders and infrastructure providers. As part of this assessment process, the council may come to a different conclusions from what is submitted on the response form and supporting evidence.

You do not need to submit sites that are identified in the adopted Wyre Local Plan (2011-2031), that have planning permission or are currently under construction, as these sites are already accounted for in the plan making process, unless you have an alternative proposed use for the site or updated site information.

How can I keep informed of progress?

The council maintains a local plan consultation database which is used to notify interested individual and organisations of local plan consultation and planning policy matters. If you would like to be added to the local plan consultation database, you can subscribe online at: www.wyre.gov.uk/local-plan/local-plan-2011-2031/3 If you would like to subscribe to the database but are unable to do so, please contact the planning policy team.

Who should I contact for further information?

If you require any further information please contact the planning policy team via:

- Email: planning.policy@wyre.gov.uk
- Telephone: 01253 887235