

Wyre Local Plan

Briefing August 2016

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

2015 Local Plan Issues and Options Consultation

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

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

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

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

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

Local Development Scheme (LDS)

On the 7th of July 2016 the Council approved a revised LDS which is available on the Council's website at - http://www.wyre.gov.uk/info/200317/planning_policy/425/local_development_scheme

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

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

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

Local Plan Evidence

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

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

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

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

Emerging Local Plan

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

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

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

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

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

Consultation Database

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

www.wyre.gov.uk/localplan/database.