

# **Wyre Local Plan**

## **Question and Answers**

**August 2016**

### **What is a Local Plan?**

The Local Plan is a policy document which shows how the Borough will develop and change over a fifteen year period to meet the needs of the community and businesses.

It identifies land for development such as housing and employment and also designates areas where development is controlled such as areas of countryside and Green Belt.

Once adopted the Local Plan becomes formal council policy and is used to determine planning applications. The law requires that planning applications are determined in accordance with the up-to-date adopted Local Plan unless other material considerations indicate otherwise.

### **Why is the Council preparing a Local Plan?**

All councils are legally required to prepare and maintain an up-to-date "Local Plan" to guide future development over a 15 year period.

The Local Plan provides certainty to communities and developers with regards to where and how development should take place.

### **What period will the new Local Plan cover?**

When adopted, the new Local Plan will cover the period from 2011 to 2031.

### **What will happen to the existing Local Plan?**

Currently the relevant Local Plan is the Wyre Borough Local Plan adopted in 1999. Some of the policies expired on 27 September 2007 but many were saved and they are still relevant to the consideration of any planning application.

In addition in 2009 the Council adopted the Fleetwood and Thornton Area Action Plan (AAP), covering a specific area extending from Fleetwood docks to Stanah. Policies in the AAP are used in the determination of planning applications within the area covered by the AAP.

When the new Local Plan is adopted it will replace both the Wyre Borough Local Plan adopted in 1999 and the Fleetwood and Thornton Area Action Plan adopted in 2009.

## Is there a set process for preparing the Local Plan?

The Local Plan is prepared in accordance with procedures set out in Planning Regulations.

Regulations	Process Stage
Regulation 18	A period of ongoing informal consultation and engagement seeking to identify the key issues to be addressed and consider all reasonable alternatives for dealing with these issues.
Regulation 19	'Publication' stage – a formal six-week public consultation to consider what the Council believes to be the 'final' version of the Local Plan before it is submitted for examination.
Regulations 22	The Local Plan is submitted to the Secretary of State together with the evidence supporting it and all the comments received during the consultation at Regulation 19.
Regulations 24	Independent examination. The Secretary of State appoints an Inspector who will examine the Local Plan passes the 'soundness' tests <ol style="list-style-type: none"><li>1. <u>Positively prepared</u> – the plan meets objectively assessed development and infrastructure requirements;</li><li>2. <u>Justified</u> - it is the most appropriate strategy against reasonable alternatives and based on proportionate evidence</li><li>3. <u>Effective</u> – it is deliverable over its period</li><li>4. <u>Consistent with national policy</u> – the plan enables the delivery of sustainable development in accordance with national policies</li></ol> After the examination the Inspector will report to the Council on his findings. The Council can only adopt the Local Plan if it is found 'sound'. The Inspector may recommend modifications to the Local Plan to make it sound.
Regulation 26	Document adopted.

## What is a Local Development Scheme?

All councils are required to prepare a Local Development Scheme (LDS). The LDS is essentially the project plan for the preparation of the Local Plan and sets out a timetable for its preparation including expected dates for consultation, the independent examination and adoption of the local plan.

## What is the 'Evidence Base'?

Policies and proposals in the Local Plan must be 'justified' on the basis of robust evidence. The Local Plan's evidence base consists of documents relating to among other things employment, retail and housing. This evidence base is constantly being added to and updated as the plan preparation progresses.

It is advisable to periodically check for new documents published on the website at [http://www.wyre.gov.uk/info/200318/evidence\\_base](http://www.wyre.gov.uk/info/200318/evidence_base)

### **What is the 'Consultation Database'?**

The 'Consultation Database' is a database of persons and organisation with interest in the Local Plan. It is used to contact people at different stages of the Local Plan process such as when a document is published for consultation.

You can add your details on the database at [www.wyre.gov.uk/localplan/database](http://www.wyre.gov.uk/localplan/database).