



# **Wyre Council**

**Wyre Local Plan Partial Review (2011-2031)**

**Implementation of Policy LPR1 Background Paper**

**November 2021**

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## 1. Introduction and Background

1.1 The Wyre Local Plan (2011 – 2031) (WLP31) was adopted on 28 February 2019 under transitional arrangements established by the National Planning Policy Framework (NPPF) 2018 whereby, for the purposes of examining the Local Plan, the policies of the 2012 Framework applied. WLP31 contains Policy LPR1, which requires the early partial review of the adopted plan commencing before the end of 2019 and with submission of the review for examination by early 2022. Policy LPR1 sets out that the review will be a partial review only, with the objective of updating and meeting in full the Objectively Assessed Need (OAN) for Housing.

The specific matters to be addressed by the review include;

1. An update of the Objectively Assessed Housing Need.
2. A review of transport and highways issues, taking into account:
  - (i) housing commitments and updated housing needs;
  - (ii) implemented and committed highway schemes;
  - (iii) the scope for sustainably located sites where the use of sustainable transport modes can be maximised; and
  - (iv) the additional transport and highways infrastructure that will be needed to meet in full the updated Objectively Assessed Housing Needs.
3. Allocation of sites to meet the full OAN for housing taking into account  
(2)

1.2 The council published a Regulation 18 consultation letter (28 February 2020<sup>1</sup>) seeking views on the scope of the partial review of the WLP31. The Regulation 18 consultation set out two broad reasons for undertaking the partial review of the WLP31; consequential amendments to the Local Plan to ensure conformity with the update NPPF and to address the matters set out in Policy LPR1. After considering the responses received<sup>2</sup>, the council confirmed that it intends to gather evidence and prepare the necessary documents for a partial review of the WLP31 and specifically that the next steps would be:

1. Implementation of the partial review in accordance with the matters set out in Policy LPR1, namely matters one, two and three;
2. Consideration of consequential amendments to the WLP31 that result from substantive changes between the NPPF21 and NPPF12, ensuring conformity between the WLP31 and the NPPF<sup>3</sup>. This will ensure that any issues of conformity arising from the changed government policy are addressed but does not involve a review of all policies in the WLP31.

1.3 It is national planning policy that local plans should be reviewed every five years to assess whether or not they need updating. Accordingly, in January 2022 it is the council's intention to launch a public consultation into the scope of a full

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<sup>1</sup> [Appendix 1](#) – Wyre council, Regulation 18 Letter (28 February 2020)

<sup>2</sup> [Appendix 2](#) – Wyre council, Summary of Responses to the Regulation 18 Consultation, Scope of the Partial Review and Next Steps (May 2020) Extract

<sup>3</sup> The adopted Local Plan text supporting LPR1 refers to the NPPF 2019, which was current at the time of publishing that document. For the avoidance of doubt, the partial review relies upon the latest 2021 edition of the NPPF, and accompanying guidance.

review of the adopted WLP31. Such a review, and the scoping exercise that will be the first step, will allow for a broad range of relevant matters to be identified by stakeholders and considered by the council. This contrasts with the current partial review, the narrow terms of which are clearly and specifically established by Policy LPR1.

- 1.4 The following section fulfils the requirements of matter one of Policy LPR1, namely to identify the level of the borough's housing need. It should be noted that although LPR1 refers to Objectively Assessed Housing Needs, the number of homes needed and an appropriate housing requirement for Wyre is now to be determined having regard to the provisions of current national policy in NPPF 2021 which uses the terminology "Local Housing Need" (LHN).

## 2. Local Housing Need

2.1 The NPPF sets out the government's planning policies for England and is supported by National Planning Practice Guidance (NPPG). Paragraph 10 establishes a presumption in favour of sustainable development at the heart of the NPPF. This is developed further by Paragraph 11 which makes clear that,

*'for plan-making this [presumption in favour of sustainable development] means that strategic policies should, as a minimum, provide for objectively assessed needs for housing as well as any needs that cannot be met within neighbouring areas, unless:*

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or*
- ii. 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.*

2.2 To fully understand what is meant by objectively assessed needs for housing, NPPF Paragraph 61 states unequivocally, *'To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for'*.

- 2.3 The NPPF Glossary goes on to define Local Housing Need as *'the number of homes identified as being needed through the application of the standard method set out in national planning guidance (or, in the context of preparing strategic policies only, this may be calculated using a justified alternative approach as provided for in paragraph 61 of this Framework)'*.
- 2.4 Moving from the NPPF to the NPPG, the Housing and Economic Needs Assessment NPPG again sets out unequivocally what housing need is: *'Housing need is an unconstrained assessment of the number of homes needed in an area. Assessing housing need is the first step in the process of deciding how many homes need to be planned for. It should be undertaken separately from assessing land availability, establishing a housing requirement figure and preparing policies to address this such as site allocations'*<sup>4</sup>.
- 2.5 Taking this further, the same NPPG sets out how to calculate local housing need. *'The [NPPF] expects strategic policy-making authorities to follow the standard method in this guidance for assessing local housing need'*<sup>5</sup>. The same paragraph further clarifies that *'[t]he standard method uses a formula to identify the minimum number of homes expected to be planned for, in a way which addresses projected household growth and historic under-supply'*. Using the standard method to calculate the minimum housing need figure is therefore an expectation in both national policy and guidance. It is also a comprehensive

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<sup>4</sup> Housing and Economic Needs Assessment NPPG, 001 Reference ID: 2a-001-20190220

<sup>5</sup> Housing and economic needs assessment NPPG, 002 Reference ID: 2a-002-20190220

means of simultaneously dealing with projected household growth and historic under-supply.

- 2.6 Both the NPPF and the NPPG make clear the role of the standard method in deriving local housing need. The WLP31 could not rely on the standard method as it was not part of national planning policy at the time of its drafting or adoption. However, the partial review allows the standard method to be considered by taking into account the more recent policy in the NPPF and updated NPPG.
- 2.7 The NPPG is explicitly instructive on whether the use of the standard method for strategic policy making purposes is mandatory. The guidance states that '*no [it is not mandatory] if it is felt that circumstances warrant an alternative approach but authorities can expect this to be scrutinised more closely at examination*'<sup>6</sup>. It further clarifies that '*[t]here is an expectation that the standard method will be used and that any other method will be used only in exceptional circumstances*'<sup>7</sup>.
- 2.8 Although no definition of exceptional circumstances is provided by either national policy or guidance, the NPPG does provide a number of paragraphs where an alternative approaches could be justified such as where plans cover more than one area; where strategic policy-making authorities boundaries do not align with local authority boundaries; where data is not available; or where there are re-organised local authorities<sup>8</sup>.

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<sup>6</sup> Housing and economic needs assessment NPPG, 003 Reference ID: 2a-003-20190220

<sup>7</sup> Housing and economic needs assessment NPPG, 003 Reference ID: 2a-003-20190220

<sup>8</sup> See Housing and economic needs assessment NPPG, 013 Reference ID: 2a-013-20201216, 014 Reference ID: 2a-014-20190220, 039 Reference ID: 2a-039-20201216



2.9 There are none of the circumstances listed above present or relevant for the Borough of Wyre. Therefore, the council considers there are no exceptional circumstances in Wyre to justify an alternative approach. The use of the standard method in fulfilling matter one of Policy LPR1 is set out by national policy, supported by national guidance and is the means by which the local housing need figure for Wyre will be established for the partial review of the WLP31.

2.10 The following steps show how the minimum annual local housing need figure is calculated for Wyre using the standard method:

**Table 1 - Minimum Local Housing Need based on Standard Method for 2021**

	Total projected household growth (2021 – 2031)	2590
Step 1	Average annual household growth	259.0
	Median workplace – based affordability ratio (2020)	6.29
	Adjustment factor	1.1431
Step 2	Adjustment to take account of affordability (259 x 1.1431)	296.06
	<b>Minimum annual local housing need</b>	<b>296</b>

**Note: Step 3 of the standard method calculation is not applicable as there is an adopted requirement of 460 dpa and the capped figure 40% above the adopted requirement (644) is greater than 296.**

### 3. Standard Method, Housing Need and Requirement

3.1 The national planning guidance makes clear that the standard method provides an assessment of the minimum number of homes expected to be planned for in a way which addresses projected household growth and under-supply<sup>9</sup>. Paragraph 10 of the NPPG identifies circumstances in which it might be appropriate to plan for a higher housing need figure than the standard method indicates, stating, *'...there will be circumstances where it is appropriate to consider whether actual housing need is higher than the standard method indicates...Circumstances where this may be appropriate include, but are not limited to situations where increases in housing need are likely to exceed past trends because of:*

- *growth strategies for the area that are likely to be deliverable, for example where funding is in place to promote and facilitate additional growth (e.g. Housing Deals);*
- *strategic infrastructure improvement that are likely to drive an increase in the homes needed locally; or*
- *an authority agreeing to take on unmet need from neighbouring authorities, as set out in a statement of common ground;'*

3.2 Whilst acknowledging that the above circumstances justifying an uplift in the local housing need figure are not exhaustive, the council considers the NPPG to be

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<sup>9</sup> Housing and economic needs assessment NPPG, 002 Reference ID: 2a-002-20190220

instructive on this matter. In response, it is noted that in relation to the circumstances in Wyre:

- There are no Housing Deals or similar arrangements to facilitate additional housing growth in the Borough of Wyre.
- There are no strategic infrastructure improvements likely to drive an increase in the homes needed locally. Instead, all infrastructure improvements currently underway or planned to be implemented in Wyre were identified in the Infrastructure Delivery Plan and underpin the housing allocations currently set out in the WLP31.
- As set out later under the Duty to Co-operate section, the council has not been asked by any neighbouring planning authority to take unmet housing need.

3.3 The NPPG also suggests that “occasionally” there may be situations where previous levels of housing delivery in an area are ‘significantly’ greater than the outcome from the standard method. Relying on the evidence set out in the Housing Implementation Strategy<sup>10</sup> (HIS), the average level of housing delivery since 2011 is 349 dwellings per annum (dpa), the council does not consider this to be ‘significantly’ greater than the outcome of the standard method; 296 dpa.

3.4 The council recognises that the adopted Local Plan’s housing need figure is higher than that produced by the standard method. However, the Local Plan was based on assessments produced prior to the revised NPPF (2021) and the new approach is established by the standard method – a method that has in-built economic and affordability factors and the use of which, as a methodology, is

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<sup>10</sup> Housing Implementation Strategy 2021 (September 2021) (Wyre Council)

confirmed to be appropriate by national policy and guidance. Therefore, the use of the standard method alone to establish the housing need figure of 296 dpa (net) for Wyre is appropriate.

3.5 The council does not consider it appropriate or justified to use a higher housing need figure than the standard method indicates. Paragraph 2 of the NPPG makes clear that *'the standard method...identifies a minimum annual housing need figure. It does not produce a housing requirement figure'*<sup>11</sup>. The housing requirement is that as set out in an adopted local plan, which may differ from the housing need figure owing to constraints or other matters. However, proposed amendments to Policy HP1<sup>12</sup> as part of the partial review make clear, the housing need figure is capable of becoming the housing requirement figure for Wyre, there are no constraints nor are there any adjustments resulting from unmet need from neighbouring authorities. The housing requirement figure for Wyre is 296 dpa.

3.6 The Local Plan Partial Review Policy HP1 is proposed to be amended to read:

#### **HP1 Housing Requirement and Supply**

There is a minimum housing requirement of 460 net additional dwellings per annum between 2011 and 2019.

There is a minimum housing requirement of 296 net additional dwellings per annum between 2019 and 2031.

Between 2011 and 2031, the Local Plan will deliver a minimum of 7,232 net additional dwellings, of which, 5,192 will be on allocated sites in policies SA1, SA3 and SA4.

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<sup>11</sup> Housing and economic needs assessment NPPG, 001 Reference ID: 2a-001-20190220

<sup>12</sup> See Schedule of Revisions to the Wyre Local Plan (2011-2031) for all proposed revisions to WLP31.

- 3.7 The partial review does not amend the plan period and this remains 2011 to 2031. The introduction of a housing requirement figure based upon the standard method applies from the year (or monitoring period) 2019-20 onwards. The standard method cannot apply before this date<sup>13</sup> and implementation of it from this date forward is consistent with the partial review of our neighbouring authority Fylde<sup>14</sup> and the approach taken by government in calculating the Housing Delivery Test<sup>15</sup>. The council considers it appropriate to apply the housing requirement figure from this date to ensure consistency with Fylde Council, a neighbouring authority with whom Wyre shares a housing market area, a partially shared local plan evidence base and who are undertaking their own partial review driven in part by a need to consider Wyre's unmet housing need.
- 3.8 The introduction of a housing requirement figure based upon the standard method applies from the year (or monitoring period) 2019-20 onwards as shown in Table 2 below. Accordingly, the plan period contains years where the requirement is 460 dpa and years where the requirement is 296 dpa. This results in a minimum housing requirement of 7,232 net additional dwellings during the plan period 2011 to 2031 which are reflected in the proposed amendments to Policy HP1.

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<sup>13</sup> For detailed breakdown of methodology see Housing and Economic Needs Assessment NPPG

<sup>14</sup> Fylde Council's Local Plan Partial Review: Inspectors Post Hearing letter to Fylde Council [dated 30 April 2021] available at: [EL3.004a-Post-hearing-letter-to-Fylde-Council-April-2021.pdf](https://www.fylde.gov.uk/media/10000/EL3.004a-Post-hearing-letter-to-Fylde-Council-April-2021.pdf)

<sup>15</sup> For detailed breakdown see Housing Delivery Test measurement rule book (24 July 2018) [www.gov.uk](https://www.gov.uk)

**Table 2 – Partial Review Housing Requirement (2011-2031)**

Housing Requirement, net additional dwellings per annum (dpa)	
2011-12	460
2012-13	460
2013-14	460
2014-15	460
2015-16	460
2016-17	460
2017-18	460
2018-19	460
2019-20	296
2020-21	296
2021-22	296
2022-23	296
2023-24	296
2024-25	296
2025-26	296
2026-27	296
2027-28	296
2028-29	296
2029-30	296
2030-31	296
<b>Total</b>	<b>7,232</b>

## 4. Review of Transport and Highways Issues

4.1 Policy LPR1 of WLP31 requires a review of transport and highway issues taking into account:

- i. Housing commitments and updated housing needs;
- ii. Implemented and committed highway schemes;
- iii. The scope for sustainably located sites where the use of sustainable transport modes can be maximised; and
- iv. The additional transport and highways infrastructure that will be needed to meet in full the updated Objectively Assessed Housing Needs.

4.2 The review of transport and highway issues has its origins in the evidence base for the adopted Local Plan. This showed that limits on highway capacity constrained not only the council's strategy options but also the ability to meet the Objectively Assessed Need for housing. As stated in the adopted Local Plan at paragraph 10.4.1.

*'The Local Plan makes provision for 96% of the identified housing objectively assessed need, (OAN). The main reason is the capacity of the local and strategic highway network to support development.'*

4.3 The constraints imposed by the highway network led to a position whereby Wyre considered that it was unable to meet in full its housing need of 479 dpa, instead submitting a plan with a housing need of 460 dpa – a shortfall of 380 dwellings over the plan period 2011-2031.

4.4 It is therefore logical that the approach to Policy LPR1 is to firstly review housing need and then to carry out a review of transport and highway constraints for the purpose of ascertaining whether that OAN could be met in Wyre. As set out

above the updated housing requirement figure is 296 dpa, a *lower* figure than the adopted figure of 460 dpa. Hence, the council's housing requirement position is materially different from that at the time of the local plan examination and the adoption of Policy LPR1; with a lower housing requirement and no unmet need.

4.5 As such Policy LPR1 deals with all transport and highway matters in light of the most up to date evidence of local housing need. As set out in the next section, the borough is in a position whereby the housing requirement can be met within the existing highway network (taking into account planned changes identified in the adopted Local Plan and Infrastructure Delivery Plan).

4.6 The council's position is supported by the response received from Highways England<sup>16</sup> (now National Highways) to the Regulation 18 consultation which made clear their view that should the borough be meeting in full any new housing requirement figure then there would be no need to update the transport evidence, stating,

- i. *'...we note the Council intention to conduct the Local Plan review in the context of the National Planning Policy Framework (2019), and that this may therefore be informed by the latest housing needs assessment methodology. It is for Wyre Council to argue that any new calculation of Objectively Assessed Housing Need reveals that the borough is now meeting its housing need requirement over the remainder of the Plan period. Should this be the case, Highways*

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<sup>16</sup> Summary of Responses to the Regulation 18 Consultation, Scope of the Partial Review and Next Steps (May 2020) (Wyre Council)



*England sees no need for there to be any updated transport evidence base requirement.*<sup>17</sup>

- 4.7 The council has agreed<sup>18</sup> with the relevant transport and highway authorities<sup>19</sup> that given a housing requirement of 296 dpa, the purpose of matter two of Policy LPR1 is already satisfied; there are no additional transport and highways infrastructure improvements needed to meet in full the housing requirement. A review and update of the existing highways and transport evidence, including that in relation to the Strategic Road Network is a strategic matter to be considered through the full review of the WLP31, not this partial review.
- 4.8 Accordingly the council does not introduce any new transport or highways evidence as part of this partial review. The council considers that the purpose of matter two (of Policy LPR1) has been fully satisfied by the conclusion reached on matter one (of Policy LPR1) and the agreements reached with the highway and transport authorities.

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<sup>17</sup> Highways England letter, dated 27 March 2020, taken from Summary of Responses to the Regulation

<sup>18</sup> Consultation, Scope of the Partial Review and Next Steps (May 2020) (Wyre Council)

<sup>18</sup> See [Appendix 2](#) for correspondence

<sup>19</sup> Blackpool Council, Lancashire County Council and National Highways

## **5. Allocation of Sites to Meet Local Housing Need**

5.1 Policy LPR1 of the WLP31 clearly sets out a need to consider the allocation of sites to meet in full the housing Objectively Assessed Need (matter 3). Again the policy refers clearly to Objectively Assessed Housing Needs (OAN or OAHN) which is a phrasing largely replaced by Local Housing Need in subsequent revisions to national policy and guidance. For the avoidance of doubt the council has taken OAHN or OAN to mean Local Housing Need where appropriate. The full wording of matter three is:

*'3. Allocation of sites to meet in full Objectively Assessed Housing Needs taking into account 2. above.'*

5.2 Matter three of Policy LPR1 builds upon each of the previous two matters required to be considered, that is a consideration of housing need followed by review of transport and highway issues followed by a consideration of what allocations are required to meet the identified housing need.

5.3 The WLP31 contains a number of site allocation policies covering housing, employment, mixed use development and travelling show persons sites. The partial review has focussed on existing site allocation policies SA1, SA3 and SA4 as these policies contain all of the housing allocations within the WLP31.

5.4 This partial review sets out the Housing Requirement in the proposed amended Policy HP1, reproduced below. The requirement is for a minimum of 7,232 net additional dwellings between 2011 and 2031. Therefore, the council has considered matter three (of Policy LPR1) on the basis of a minimum requirement of 7,232 and reached a conclusion as to whether the existing allocation of sites will meet this need in full.

5.5 The Local Plan Partial Review Policy HP1 is proposed to be amended to read:

#### **HP1 Housing Requirement and Supply**

There is a minimum housing requirement of 460 net additional dwellings per annum between 2011 and 2031.

There is a minimum housing requirement of 296 net additional dwellings per annum between 2019 and 2031.

Between 2011 and 2031, the Local Plan will deliver a minimum of 7,232 net additional dwellings, of which, 5,192 will be on allocated sites in policies SA1, SA3 and SA4.

5.6 A consideration of the residential site allocations has been undertaken using a two stage process which together take the form of a “sense check” of the allocations potential against the housing requirement:

- Stage 1 – completed sites
- Stage 2 – planning permissions granted and applications submitted

5.7 For the first stage of the sense check, the council has considered actual site delivery against the site capacity identified in the allocation, only where a site has been fully built out. This approach has been taken, because until a site has been fully completed it is not possible to know with certainty if the expected delivery will be achieved, exceeded or reduced; as the number of units to be delivered can and does change.

5.8 At 31 March 2021, only site allocation (SA1/17 – Bowgreave House Farm) was fully completed. This site delivered 27 dwellings which is exactly the number of dwellings the site was anticipated to have the capacity for. As such, there is no variation between planned and delivered capacity as shown in Table 3 below.

**Table 3 – Allocations Update (relying on completed sites)**

<b>LP Site Reference</b>	<b>Capacity in the Local Plan (2011-2031) (dwellings)</b>	<b>Total Capacity (relying on completed sites) at 31/03/2021 (2011-2031) (dwellings)</b>	<b>Net Variance (dwellings)</b>
<b>SA1</b>	3,432	3,432	0
<b>SA3</b>	1,510	1,510	0
<b>SA4</b>	250	250	0
<b>Total</b>	5,192	5,192	0

5.9 Notwithstanding the caveat that circumstances can change even where a permission has been granted, it is appropriate to undertake a further sense check of the existing allocations to consider the current planning position. The second stage has therefore considered the current planning position for each allocation within policies SA1, SA3 and SA4. This data is correct as of 15<sup>th</sup> September 2021 but will change over time. It provides a useful sense check, at the most appropriate time for this partial review, of the ability of allocations to meet in full the housing requirement.

5.10 For the second stage, the council considered the planning consent position of the allocations. That is whether an allocation had obtained either an outline or full planning permission. It also considered applications submitted but not yet determined and the number of dwellings applied for (either in outline or full) within that application. For example, where there is an approval on part of the allocation and a pending planning application on another part these have been combined to give a total figure. If this figure is greater than the allocation figure in the WLP31 then a positive variance occurs, if this figure is lower, a negative variance occurs. Completions have also been accounted for in this total figure if applicable. This

approach has only been applied to allocations where there are extant planning permissions or pending applications covering the entirety of the allocation. Where there are no applications, or only part of the area of the allocation is covered by permissions or applications then the allocated capacity from the WLP31 has been applied.

5.11 Overall, this analysis results in a net surplus of 244 dwellings above the allocation position. This second stage demonstrates that based on current data, the allocations will continue to meet the anticipated delivery of 5,192 dwellings over the plan period as shown in Table 4 below. The full details of this analysis can be seen at [Appendix 6](#) including the information sources relied upon.

**Table 4 – Allocations Update (relying on planning permissions or pending applications)**

<b>LP Site Reference</b>	<b>Capacity in the Local Plan (2011-2031) (dwellings)</b>	<b>Total Capacity (relying on planning permissions or pending applications) at 15/09/2021 (2011-2031) (dwellings)</b>	<b>Net Variance (dwellings)</b>
<b>SA1</b>	3,432	3,620	+188
<b>SA3</b>	1,510	1,566	+56
<b>SA4</b>	250	250	0
<b>TOTAL</b>	5,192	5,436	+244

5.12 This analysis reveals that there are only two allocations which do not currently benefit from a planning permission or have pending planning applications. These two sites together amount to just 273 units from the 5,192 allocated by the WLP31. Relying upon these sense checks the council considers that allocation policies SA1, SA3 and SA4 (taken together), combined with other sources of

housing delivery<sup>20</sup> are able to meet in full the housing requirement of 7,232 over the plan period.

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<sup>20</sup> Site allocation policies SA1, SA3 and SA4, along with the windfall sites, these constitute all housing allocations within the WLP31.

## 6. Housing Delivery

- 6.1 As part of the partial review, the council has also considered housing delivery throughout the plan period. This has relied upon the council's latest Housing Implementation Strategy (HIS)<sup>21</sup>. Table 5 below shows projected housing delivery of 9,423 dwellings over the plan period, exceeding the housing requirement of 7,232 by 2,191 dwellings. The HIS sets out the council's five year housing land supply position of 6.4 years as at 1 April 2021 set against the adopted housing requirement.
- 6.2 The council has in addition produced an amended Housing Implementation Strategy<sup>22</sup> to take account of the changes sought by this partial review, which sets out a five year housing land supply position of 9.8 years as at 1 April 2021. All of the information relied upon in the production of Table 5 can be seen in the council's latest Housing Implementation Strategy<sup>23</sup> (September 2021). The housing trajectory and supporting table can be found at [Appendix 3](#).

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<sup>21</sup> Housing Implementation Strategy (September 2021) (Wyre Council)

<sup>22</sup> Housing Implementation Strategy Partial Review (November 2021) (Wyre Council)

<sup>23</sup> Housing Implementation Strategy (September 2021) (Wyre Council)

**Table 5 – Local Plan Partial Review Housing Trajectory Summary Position**

	<b>Local Plan Partial Review Position</b>
Completions (2011 – 2021)	3,490
Projections <sup>24</sup> (2022 – 2031)	5,933
Total	9,423
Minimum Housing Requirement	7,232
Housing Delivery Above Housing Requirement	2,191

6.3 The adoption of the standard method provides an overall plan requirement of 7,232 dwellings compared to an assessed supply of 9,423 dwellings – a margin of difference of 2,191 dwellings. The analysis in the previous section shows that the residential site allocations made through policies SA1, SA3 and SA4 are able to meet in full the housing requirement with a significant additional flexibility over the plan period. It is therefore clear that there is no need for additional allocations to meet the identified housing requirement in accordance with matter 3 of Policy LPR1.

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<sup>24</sup> Housing projections includes: allocated sites (Policies SA1, SA3 and SA4); large sites with planning permission at 31 March 2021; small sites with planning permission at 31 March 2021 (discounted by 10%); and windfall allowance for 2024/25 – 2030/31 (50 x 7 years)



## **7. Matters of Conformity with NPPF21**

- 7.1 The council published a summary document relating to the Regulation 18 Consultation for the partial review. The document titled '*Summary of Responses to the Regulation 18 Consultation, Scope of the Partial Review and Next Steps*' was published in May 2020. The document made clear at section 4b that the council would undertake a '*...consideration of matters of conformity with the NPPF19 and production of a schedule of consequential changes to WLP31*'.
- 7.2 Since the publication of that document, the NPPF has been further revised and now the July 2021 version is the most up to date. Accordingly, the council considered any consequential changes necessary to bring about conformity with NPPF 2021 rather than NPPF 2019.
- 7.3 In accordance with the then NPPF 2018 transitional arrangements, the WLP31 was prepared and examined in accordance with the NPPF 2012. In undertaking a conformity assessment, the council has considered the substantive revisions that have arisen by reviewing the NPPF 2021 against the NPPF 2012 only. Where there are substantive revisions in the NPPF 2021 that the council could not consider when preparing the WLP31, the council has then considered the implications. In many cases this has led to a consequential need for amendments. Where appropriate, amendments are proposed as part of the partial review, to ensure conformity with the NPPF 2021. This approach has ensured that any issues of conformity arising from the changed government policy are addressed but does not involve a review of all policies in the WLP31. A review of all policies will be the role of the Full Local Plan Review rather than this partial review.

7.4 Matters relating to conformity with the NPPF are set out in the supporting text of Policy LPR1 but are not a matter specifically included within the policy text. The council considers reviewing the NPPF 2021 in light of the NPPF 2012 for substantive changes and then a consideration of the implications for the adopted Local Plan, strikes the right balance between addressing matters through a partial review or through a full review (not subject to the requirements of Policy LPR1). The summary findings relating to matters of conformity can be seen for each impacted policy at [Appendix 5](#).

## **8. Duty to Co-operate (DtC)**

8.1 In accordance with its obligations under the Duty to Co-operate (DtC), the council has produced a DtC Statement of Compliance including a DtC Statement of Common Ground. The Statement identifies three strategic matters that are pertinent to the partial review:

Matter 1 - The scope of Wyre's partial review;

Matter 2 - Wyre's housing need and requirement; and

Matter 3 - Transport and highways.

8.2 In relation to matter 1, as set out in this evidence paper, the scope of the partial review is established by Policy LPR1. It is a narrowly focused review which principally directs itself to matters relating to the borough's objectively assessed housing need. The council has also considered conformity with the NPPF and responded accordingly as set out in other sections of this document.

8.3 In relation to matter 2, of particular relevance to the DtC, it is noted that Wyre council has not received any requests from adjoining authorities to address unmet need, nor is any such request expected. Further, although Fylde council has instigated a partial review of its adopted local plan through which it is proposed to meet in full Wyre's unmet housing need<sup>25</sup>. Wyre's partial review is governed by Policy LPR1 as set out above. Fylde's proposed uplift of its own housing requirement to meet Wyre's unmet need is a product of Fylde choosing to undertake its review at a stage when Wyre's review was not sufficiently

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<sup>25</sup> Fylde Council Main Modifications (July 2021)

advanced to be given weight, as recognised by the Inspector at the Fylde Local Plan examination<sup>26</sup>.

- 8.4 In relation to matter 3, it is noted that the requirement in LPR1 to review transportation and highway matters is in the context of Wyre's unmet housing need and the requirements of Policy LPR1. On the basis of an up to date assessment of housing need calculated in accordance with the standard method, the level of local housing need is lower than that in the adopted local plan. Hence the requirement for an additional assessment of transport and highway issues as set out in LPR1 is negated. In coming to this view, the council has positively engaged with the relevant transport, highway and neighbouring authorities with whom it has been agreed that the forthcoming full review will provide the appropriate vehicle for a strategic review of transport and highway issues.
- 8.5 In particular, a full review will consider the operation of key junctions on the Wyre Peninsular and A6 corridor, taking into account the A585 Windy Harbour to Skippool by-pass currently under construction and due to open in spring/summer 2023.
- 8.6 In summary, through meetings and correspondence, the above strategic matters and Wyre's response to them has been agreed with adjoining authorities and the relevant transport and highway authorities, and as such the council has met its DtC obligations in undertaking this partial review.

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<sup>26</sup> Fylde Council's Local Plan Partial Review: Inspectors Post Hearing letter to Fylde Council [dated 30 April 2021] available at: [EL3.004a-Post-hearing-letter-to-Fylde-Council-April-2021.pdf](#)

## 9. Implications for Policies of the WLP31

- 9.1 The council is proposing amendments to six policies (SP1, SP4, HP1, HP3, HP4 and EP5) and the deletion of one policy (LPR1) as set out below. The amendments are proposed to meet the requirements of policy LPR1 and the scope of the partial review in regards to an update of the Objectively Assessed Housing Need (Local Housing Requirement) and ensuring conformity with the NPPF.
- 9.2 Altered, deleted and additional text is also proposed within the supporting text to provide clarity in relation to the revisions to the Use Classes Order that came into effect on 1 September 2020. Revisions to the policies are not required in relation to the Use Classes Order.
- 9.3 The proposed revisions to the policies are essential to accord with the partial review. This section sets the proposed revisions to the policies only. Please revert to the full Schedule of Revisions to the Wyre Local Plan (2011-2031) to view all revisions to policies and supporting text.
- 9.4 The policies in the WLP31 to be superseded by the partial review include:

**Table 6 – Superseded Policies of WLP31**

<b>Wyre Local Plan (2011-2031)</b>	<b>Wyre Local Plan Partial Review (2011-2031)</b>
SP1 Development Strategy	SP1 Development Strategy
SP4 Countryside Areas	SP4 Countryside Areas
HP1 Housing Land Supply	HP1 Housing Requirement and Supply
HP3 Affordable Housing	HP3 Affordable Housing
HP4 Rural Exceptions	HP4 Exception Sites

EP5 Main Town Centre Uses	EP5 Main Town Centre Uses
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9.5 The policy in the Wyre Local Plan (2011 – 2031) to be deleted by the Partial Review include:

**Table 7 – Deleted Policies of Wyre Local Plan (2011-2031)**

Wyre Local Plan (2011-2031)	Wyre Local Plan Partial Review (2011-2031)
LPR1 Wyre Local Plan Review	

9.6 The proposed revisions to the policies are set out below. Deleted text is shown as ~~struckthrough~~ and new text is shown as underlined.

Policy SP1 proposed to be amended to read:

**SP1 Development Strategy**

1. The overall planning strategy for the Borough will be one of growth within environmental limits. The overarching aim will be to meet the housing needs of all sections of the community, raise economic performance, average wage levels and GVA generation, while minimising or eliminating net environmental impact. This will be achieved through new development and other activity by the Council and stakeholders in relation to the following factors that affect these outcomes:
  - a) Land supply for business development;
  - b) Quantity, quality and mix of housing;
  - c) Environmental protection and enhancement;
  - d) Provision of key infrastructure and services;
  - e) Quality of place;
2. The spatial approach in this Local Plan is one of sustainable extensions to the towns and rural settlements in accordance with the settlement hierarchy below, with settlements higher up the hierarchy, where possible, taking more new development than settlements lower down the hierarchy.

New development is required to be of appropriate type and scale to the character of the settlement in the hierarchy unless specifically proposed by other policies in this Local Plan.

Hierarchy	Settlement (s)	% of housing growth <sup>27</sup>		Employment growth <sup>28</sup>	
		Number	%	Ha	%
Urban Town	Fleetwood, Poulton-le-Fylde, Cleveleys, Thornton, Normoss <sup>29</sup>	4,285	48.6	23.6	49.6
Key Service Centre	Garstang	1,036	11.8	4.8	10.1
Rural Service Centres	Knott End/Preesall, Great Eccleston, Hambleton, Catterall	1,626	18.5	11.1	23.3
Main Rural Settlements	Bilsborrow, Pilling, Barton, St Michaels, Bowgreave, Inskip, Stalmine, Forton, Preesall Hill, Scorton	1,309	14.9	1.9	4
Small Rural Settlements	Cabus, Churchtown/Kirkland, Hollins Lane, Calder Vale, Dolphinholme (Lower)	125	1.4	0	0
Other undefined Rural Settlements		421	4.8	6.2	13
Total		8,802	100	47.7	100

<sup>27</sup> Figures are rounded up to one decimal point

<sup>28</sup> Figures are rounded up to one decimal point

<sup>29</sup> Normoss is part of the Blackpool urban area

3. Within the period 2011 to 2031, the Local Plan will deliver a minimum ~~9,200~~ 7,232 dwellings and 43 hectares of employment land.
4. New built development will take place within settlement boundaries defined on the adopted Policies Map, unless development elsewhere in designated countryside areas is specifically supported by another policy in the Local Plan. Development within settlement boundaries will be granted planning permission where it complies with the other policies of this Local Plan.
5. Outside settlements with defined boundaries the amount of new built development will be strictly limited. Individual opportunities which will help diversify the rural economy or support tourism will be supported where they are appropriate in scale and in accordance with other policies where relevant. If developed sites within the open countryside become available for redevelopment, the priority will be to minimise the amount of new development that takes place and the level of activity that a new use generates, while securing a satisfactory outcome.
6. Strategic areas of separation will be maintained between the following settlements as shown on the adopted Policies Map:
  - a) Knott End/ Preesall and Preesall Hill;
  - b) Forton and Hollins Lane;
  - c) Garstang and Cabus;
  - d) Garstang and Bowgreave;
  - e) Bowgreave and Catterall;
  - f) Fleetwood and Thornton.
7. Development that would erode the openness of designated 'strategic areas of separation' and the effectiveness of the gap in protecting the identity and distinctiveness of the two settlements will not be permitted.

Policy SP4 proposed to be amended to read:

#### **SP4 Countryside Areas**

1. The open and rural character of the countryside will be recognised for its intrinsic character and beauty. Development which adversely impacts on the open and rural character of the countryside will not be permitted unless it is demonstrated that the harm to the open and rural character is necessary to achieve substantial public benefits that outweigh the harm.
2. Within Countryside Areas as defined on the adopted Policies Map planning permission will only be granted for new development that meets the requirements of the Core Development Management Policies and it is for the purposes of:
  - a) Agriculture, forestry, mineral extraction or equine related activities, and the diversification of agricultural businesses in line with Policies EP8 (Rural Economy) and EP10 (Equestrian Development);
  - b) Outdoor sport and leisure facilities where a countryside location is needed and justified and is in accordance with other Local Plan policies;
  - c) Holiday accommodation in line with Policy EP9;
  - d) Renewable Energy in line with Policy EP12;



- e) The provision of affordable housing in accordance with Policy HP4 (Rural Exceptions);
  - f) The reuse or refurbishment of listed buildings or institutional buildings and associated buildings set within their own grounds;
  - g) Agricultural, forestry or other rural based enterprise workers' dwellings in accordance with policy HP7 (Rural Workers Accommodation);
  - h) The expansion of business in rural areas in accordance with policy EP8 (Rural Economy).
3. Unless material considerations indicate otherwise planning permission will be granted for operational development that is demonstrated as necessary for the continued operation of an educational establishment within countryside areas subject to the requirements of the Core Development Management Policies.
4. The conversion of existing buildings will be permitted where it meets the requirements of the Core Development Management Policies and it is demonstrated that the following order of priority has been considered:
- 1) Employment (use class B) uses appropriate to the rural area;
  - 2) Tourism destination uses or other non-retail commercial use or retail to serve local needs in accordance with Policy EP7 (Local Convenience Stores);
  - 3) Live/work units;
  - 4) Tourism accommodation subject to Policy EP9 (Holiday Accommodation);
  - 5) Residential provided the development results in an enhancement to the immediate setting.
- and
- a) Where the proposal involves a use other than in 1) above, applicants will be expected to demonstrate that they have made every reasonable effort to secure a use higher in the order of priority including appropriate marketing in accordance with policy SP6 (Viability); and
  - b) The buildings are of a permanent and substantial construction and are capable of conversion without major or complete reconstruction; and
  - c) The buildings are large enough for the proposed use without the need for an extension which would be out of scale with the host building or incompatible with the character of the area; and
  - d) In the case of a building erected under the provisions of the General Permitted Development Order the Council must be satisfied that it was originally erected for genuine purposes.
5. The conversion of an existing building which does not comply with the sustainability requirements of Policy SP2 will only be permitted where it is demonstrated that it will secure the long term future of a building significant for its heritage value-, or would involve the subdivision of an existing residential building for residential use.
6. In order to maintain control over the future development of the site, in appropriate cases the Council will remove permitted development rights, and/or restrict conversions to the particular use applied for in the case of commercial conversions.
7. Within the designated Coastal Change Management Area as shown on the adopted Policies Map planning permission will only be granted for development in association

with the purposes listed below and provided the development meets the requirements of the Core Development Management Policies:

- a) Agriculture and fisheries;
- b) Coastal flood defences;
- c) Navigation;
- d) Informal recreation;
- e) Nature conservation;
- f) Off-shore energy developments;
- g) Small scale extensions to existing buildings.

Policy HP1 proposed to be amended to read:

### **HP1 Housing Land Supply**

~~Between 2011 and 2031, provision will be made for a minimum of 9,200 net additional dwellings which equates to at least 460 dwellings per annum of which 5,192 will be on allocated sites in policies SA1, SA3 and SA4.~~

### **HP1 Housing Requirement and Supply**

There is a minimum housing requirement of 460 net additional dwellings per annum between 2011 and 2019.

There is a minimum housing requirement of 296 net additional dwellings per annum between 2019 and 2031.

Between 2011 and 2031, the Local Plan will deliver a minimum of 7,232 net additional dwellings, of which, 5,192 will be on allocated sites in policies SA1, SA3 and SA4.

Policy HP3 proposed to be amended to read:

### **HP3 Affordable Housing**

1. Affordable housing should be provided on-site. Exceptionally where it has been demonstrated that on-site provision is not appropriate, a financial contribution of broadly equivalent value will be required to be paid to the Council to support the delivery of affordable housing elsewhere in the Borough.

2. New residential development of 10 dwellings (net) or more will be required to contribute towards meeting the identified need for affordable housing in accordance with the table below<sup>30</sup>.

Settlement	% Affordable Housing	
	Brownfield	Greenfield
Fleetwood	0	0
Thornton, Cleveleys, Knott End/Preesall, Preesall Hill, Stalmine, Pilling	10	30
Poulton-le-Fylde, Hambleton, Garstang, Forton, Hollins Lane, Scorton, Cabus, Bowgreave, Catterall, Bilsborrow, Barton, Inskip, Churchtown/Kirkland, St Michaels, Great Eccleston, Calder Vale, Dolphinholme (Lower).	30	30

3. The financial contribution will be based on the open market value of housing units in the borough. The sum will be applied to the specific number of affordable housing units required calculated to one decimal place, without any rounding up or down of values e.g. 20% of 7 units = 1.4 units.
4. The size, type, mix and tenure of affordable dwellings provided shall be negotiated on a case by case basis having regard to the most up-to-date Strategic Housing Market Assessment, and Rural Affordable Housing Needs Survey, and the requirements of national policy and national planning guidance, including First Homes.
5. Affordable housing should be designed as an integral part of developments and be 'tenure blind' in relation to other properties within the site.
6. Affordable housing will be subject to legal agreements or planning conditions to ensure that they remain affordable dwellings in perpetuity.
7. The incremental development of a large site through proposals for less than 10 dwellings will not be permitted.

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<sup>30</sup> Qualifying proposals outside settlement boundaries are required to refer to the nearest defined settlement for the purposes of Policy HP3.

Policy HP4 proposed to be amended to read:

### **HP4 Rural Exceptions Sites**

#### **Rural Exceptions**

1. Outside defined settlement boundaries, planning permission for residential development not specifically allowed for by other policies that addresses the identified need for affordable housing within rural areas will only be granted where it meets the requirements of the Core Development Management Policies and it is demonstrated that:
  - a) A need exists for affordable housing in the locality<sup>31</sup>;
  - b) Suitable land is not available to accommodate the development within the defined boundary of the settlement nearest to the proposed development and any other nearby settlements as may be appropriate;
  - c) 100% of the units on the development will be affordable housing, and will be made available to those in need of affordable housing in the locality;
  - d) The occupancy of the dwellings can be restricted to individuals accepted as requiring affordable housing in the locality; and
  - e) The dwellings provided can be made available as affordable housing in perpetuity.
2. Where a new dwelling or dwellings are acceptable in principle under this policy, they shall in the first instance be located on land immediately adjoining the existing boundary of a village or adjoining another group of dwellings. Isolated new build dwellings in the countryside will not be acceptable under this policy.

#### **First Homes / Entry-Level Exceptions**

3. Outside already allocated housing sites, planning permission for sites comprising of Entry-Level homes will be granted where such homes are not already being met within the borough and it is demonstrated that the site:
  - a) Comprises of Entry-Level homes that offer one or more type of affordable housing as defined in national policy and national planning guidance; and
  - b) Is adjacent to existing settlements; and
  - c) As defined in national policy and national planning guidance, it is proportionate in size to the settlement and does not compromise the protection given to areas or assets of particular importance; and
  - d) Complies with any local design policies and standards.

Policy EP5 proposed to be amended to read:

### **EP5 Main Town Centre Uses**

1. Proposals for new retail development and other main town centre uses (including extensions and change of use) which are appropriate in scale, role and function will be

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<sup>31</sup> Locality is defined as the basic area used for the analysis in the most up to date Rural Affordable Housing Needs Survey. The 2016 Rural Affordable Housing Needs Survey 2015 -2020 uses 'ward' as the basis for the analysis of the survey results and will apply as the definition of 'locality' until and if replaced in a future rural affordable housing needs study.

permitted within Wyre's defined town, district, local and neighbourhood centres where they accord with this policy as a whole.

#### Scale of Retail Proposals

2. Within defined centres new retail development will be permitted provided that the development, in terms of the overall scale of additional floorspace proposed and the size of individual units within it, is appropriate to the position of the centre concerned within the hierarchy of centres in Policy EP4 (Town, District, Local and Neighbourhood Centres).

#### Sequential Test

3. Planning permission for new retail development outside the Primary Shopping Areas of town centres and in the district, local and neighbourhood centres as identified on the adopted Policies Map, or for other main town centre uses outside defined centres will only be granted if the following criteria are met:
  - a) The development is specifically supported by another policy in the Local Plan; or
  - b) It is demonstrated that no sequentially preferable site is available which includes being available within a reasonable timescale to accommodate the development; and that in discounting any sequentially preferable site, the developer / operator has applied a sufficiently flexible approach to their requirement in respect of scale, format and car parking provision.
4. Where an edge or out-of-centre development is justified under this policy, preference will be given to accessible sites which are well connected to an existing town centre; and appropriate measures will be required to maximise connectivity between the development and the centre.

#### Assessing Impact

5. Proposals which are not specifically supported by other policies, and are not in a town or district centre as defined on the adopted Policies Map, and which will create additional floorspace at or above the levels set out below, will be required to be accompanied by an impact assessment.
  - a) 500m<sup>2</sup> gross for any new retail (comparison and convenience) floorspace;
  - b) 2,500m<sup>2</sup> gross for new leisure ~~and office~~ proposals.
6. Where an impact assessment is required, proposals will only be granted planning permission where it is demonstrated that in relation to Fleetwood there will be no unacceptable impact and in relation to other centres that there is no significant adverse impact on the vitality and viability of existing centres. In making its assessment on this issue the Council will take account of the following main issues along with any that are specific to the development in question:
  - a) The impact of the proposal on existing, committed and planned public and private investment, in a centre or centres in the catchment of the proposal;
  - b) The impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and the wider area, up to five years from the time the application is made. For major schemes where the full impact will

- not be realised in five years, the impact should also be assessed up to 10 years from the time the application is made; and
- c) The ability of the impact to be mitigated through measures secured through planning conditions or a planning agreement.

Policy LPR1 proposed to be deleted:

**LPR1 Wyre Local Plan Review**

~~The Local Planning Authority will bring forward a partial review of the Plan with the objective of meeting the full Objectively Assessed Housing Needs. This will commence before the end of 2019 with submission of the review for examination by early 2022. Specific matters to be addressed by the review include the following:~~

- ~~1. An update of Objectively Assessed Housing Needs.~~
- ~~2. A review of transport and highway issues taking into account:  
(i) housing commitments and updated housing needs;  
(ii) implemented and committed highway schemes;  
(iii) the scope for sustainably located sites where the use of sustainable transport modes can be maximised; and  
(iv) the additional transport and highways infrastructure that will be needed to meet in full the updated Objectively Assessed Housing Needs.~~
- ~~3. Allocation of sites to meet the full Objectively Assessed Housing Needs taking into account 2. above~~

## Appendix 1 – Wyre Council Regulation 18 Letter (28 February 2020)



Together we make a difference...

Ask for: Steve Smith  
Email: [Planning.policy@wyre.gov.uk](mailto:Planning.policy@wyre.gov.uk)  
Tel No: 01253 891000  
Our Ref: PR Scoping

Date: 28 February 2020

Dear Sir/Madam,

### Public Consultation. Regulation 18.

#### The Town and Country Planning (Local Planning) (England) Regulations 2012 No 767 Part 6 (as amended) Wyre Local Plan to 2031 Partial Review Scoping Consultation

I am writing to advise you that the Council is consulting on the scope of the partial review of the Wyre Local Plan to 2031 for six weeks from 28 February 2020 to 5.00 pm on 14 April 2020.

The Council considers that it is necessary to undertake a partial review of the plan for two reasons:



1) The Wyre Local Plan to 2031 was adopted on 28 February 2019. It was examined in accordance with the National Planning Policy Framework 2012 (NPPF12). A revised NPPF was published in February 2019, Annex 1: Implementation, Paragraph 212 states that Plans may need to be revised to reflect policy changes which the replacement framework has made. This should be progressed as quickly as possible, either through a partial review or by preparing a new plan. Wyre Council is proposing to carry out a partial review.

2) The Wyre Local Plan to 2031 includes Policy LPR1 – Wyre Local Plan Review which requires the early partial review of the Wyre Local Plan with the objective of meeting the full objectively assessed housing needs over the plan period. The Policy sets out the matters to be included in the partial review including an update of objectively assessed needs and review of transport and highway issues.

The Council is writing to invite comments on the scope of the partial review. However it should be noted that revisions to allocations, for example, will not fall within the scope of this partial review and will not be taken forward.

This letter is available for inspection on the Council's website and at The Civic Centre, Breck Road, Poulton le Fylde, FY6 7PU and at libraries throughout the Borough. Please visit [www.lancashire.gov.uk/libraries](http://www.lancashire.gov.uk/libraries) for library locations and opening times.

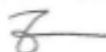
Comments should be made in writing either by email to [planning.policy@wyre.gov.uk](mailto:planning.policy@wyre.gov.uk) or by post to Planning Policy, Civic Centre, Breck Road, Poulton le Fylde, FY6 7PU, to be received by the deadline of 5.00 pm on 14 April 2020. **All comments will be published but apart from**

Civic Centre, Breck Road, Poulton-le-Fylde, Lancashire FY6 7PU  
Web: [wyre.gov.uk](http://wyre.gov.uk) | Email: [mailroom@wyre.gov.uk](mailto:mailroom@wyre.gov.uk) | Tel/text: 01253 891000  
 /wyrecouncil  @wyrecouncil

**the name of the sender no other personal information will be publicly available.  
Anonymous comments will not be accepted.**

You are receiving this letter because your contact details are held of our Register of Consultees database. If you no longer wish to be consulted on Planning Policy matters and/or the contact details are incorrect, please let us know either by phone 01253 891000 or email [planning.policy@wyre.gov.uk](mailto:planning.policy@wyre.gov.uk) .

Yours faithfully,



Steve Smith

Planning Policy Manager.



## **Appendix 2 - Summary of Responses to the Regulation 18 Consultation, Scope of the Partial Review and Next Steps, May 2020 (Extract)**

### **1. Introduction**

The Wyre Local Plan 2011 – 2031 (WLP31) was adopted on the 28 February 2019 and contained within it Policy LPR1. Policy LPR1 required the early partial review of the WLP31 with the objective of meeting the full objectively assessed housing needs over the plan period. Therefore, exactly one year after adoption, Wyre Council undertook a consultation on the scope of a partial review.

This document sets out the reasoning behind that consultation, the responses received, any changes to the scope of the partial review, any action to be taken by the Council and the next steps in the partial review of the WLP31. For completeness each of the responses received is set out in full in the appendix to this document.

### **2. Purpose of Partial Review**

The Council considered it necessary to undertake a partial review for two reasons;

- a. The WLP31 includes Policy includes Policy LPR1 – Wyre Local Plan Review which requires the early partial review of the WLP31 with the objective of meeting the full objectively assessed housing needs over the plan period. The Policy sets out the matters to be included in the partial review including an update of objectively assessed needs and review of transport and highways issues.
- b. The WLP31 was adopted on 28 February 2019, it was examined in accordance with the National Planning Policy Framework 2012 (NPPF12). A revised NPPF was published in February 2019 (NPPF19) and includes Annex 1: Implementation. This part (specifically at §212) states that Plans may need to be revised to reflect policy changes which the replacement framework has made. This should be progressed as quickly as possible, either through a partial review or by preparing a new plan.

In summary the WLP31 requires a review of the local plan and clearly sets out the scope of the review in Policy LPR1. The scope as set out in Policy LPR1 is the scope of the partial review that the Council intends to carry out and it is this scope that has been consulted upon. In addition, and in-line with §212 of NPPF19 the partial review will also include a consideration of matters of conformity between the WLP31 and the NPPF19 and any consequential changes to be made thereafter. This will ensure that any issues of conformity

arising from the changed government policy are addressed but does not involve a review of all policies in the WLP31.

### **3. Consultation**

The consultation was launched on 28 February 2020 and ran for a period of just over six weeks until 14 April 2020. The Council contacted all consultees held on the Register of Consultees database; 476 in total. 464 sent by email and 12 by letter.

In addition, the letter (Appendix B) was posted on the Council's website, copies were held at the Council's offices (The Civic Centre, Breck Road, Poulton le Fylde, FY6 7PU) and copies also on display at all libraries throughout the borough of Wyre.

Responses were invited either by email ([planning.policy@wyre.gov.uk](mailto:planning.policy@wyre.gov.uk)) or by post to Planning Policy, Civic Centre, Breck Road, Poulton le Fylde, FY6 7PU. It was made clear to all respondents that all comments will be published, and apart from the name of the sender no other personal information will be publicly available. Any anonymous comments would not be accepted.

In total 15 responses were received, all by email. During the consultation period the Government introduced measures to deal with the outbreak of COVID-19 from 20 March 2020. The Council is not aware of any respondent or consultee being unable to respond to the consultation due to these measures, it is not considered to have had an impact on the findings of the consultation. No responses were received after the deadline, no requests for an extension to the deadline were received.

A summary of the points raised by each respondent is set out in the table below (Appendix A) along with any changes sought and the Council's summary response. All responses received have been read in full and fully taken into account for setting the scope of the partial review of the WLP31.

### **4. Scope of the Partial Review – Next Steps**

The consultation has provided clarity and additional information which has been relied upon to shape the scope of the partial review of the WLP31. The next steps for the partial review of the WLP31 involves the gathering of evidence and the preparation of all necessary accompanying documents for a reviewed local plan. This evidence gathering and preparation of supporting documents will need to be proportionate to the partial review and will of necessity be somewhat less onerous than for the preparation of a new Local Plan.

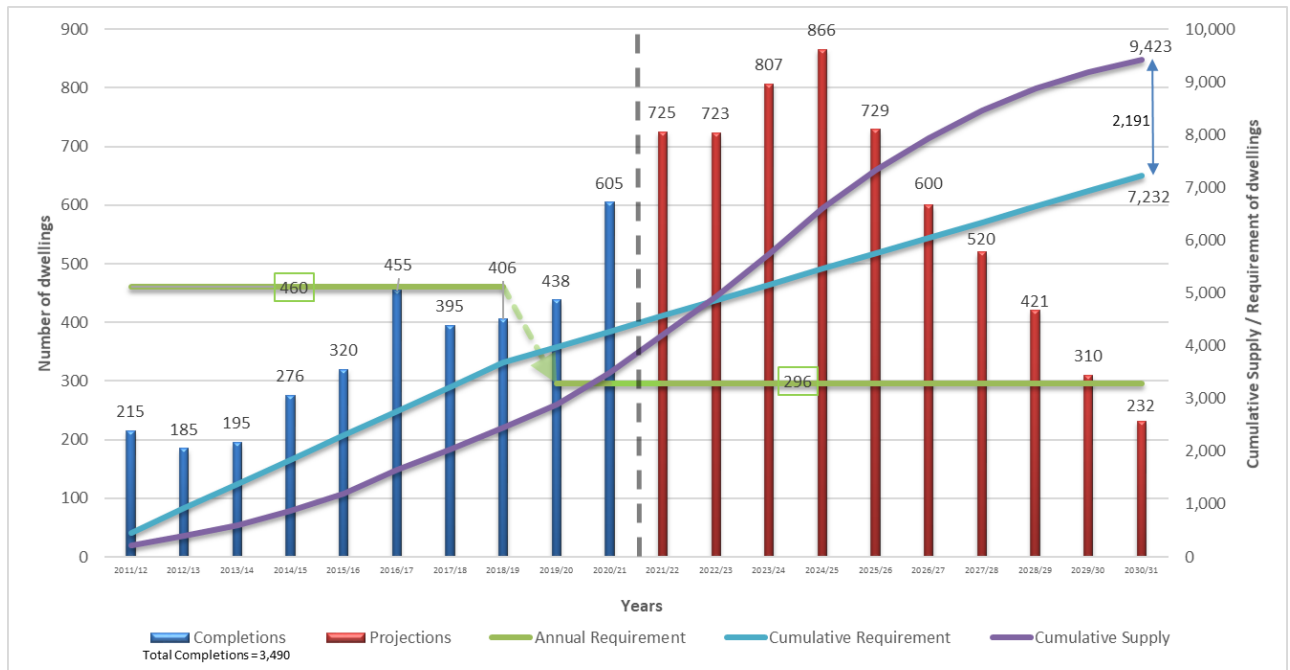
Therefore, having taken account of all the responses received (at Appendix A) the next steps (in order) will be;

- a. Implementation of the partial review in accordance with the criteria set out in Policy LPR1, namely 1, 2 and 3.
- b. Consideration of matters of conformity with the NPPF19 and production of a schedule of consequential changes to WLP31.
- c. Production, review or update of the following supporting documents taking account of the above points, and the need for proportionality in-line with a partial review;
  - I. Sustainability Appraisal Scoping Report
  - II. Sustainability Appraisal
  - III. Strategic Environmental Assessment
  - IV. Equalities Impact Assessment
  - V. Habitats Regulation Assessment
  - VI. Viability Appraisal

## **5. Appendix Items**

Appendix A – Table of Consultation Responses, Wyre Council, April 2020  
 Appendix B - Consultation Letter (Reg. 18), Wyre Council, February 2020  
 Appendix C – Consultee 1 (Duchy Homes)  
 Appendix D – Consultee 2 (National Grid)  
 Appendix E – Consultee 3 (Barnacre-with-Bonds Parish Council)  
 Appendix F – Consultee 4 (Blackpool Council)  
 Appendix G – Consultee 5 (Emery Planning)  
 Appendix H – Consultee 6 (Fylde Borough Council)  
 Appendix I – Consultee 7 (Garstang Town Council)  
 Appendix J – Consultee 8 (Graham Anthony Associates)  
 Appendix K – Consultee 9 (Highways England)  
 Appendix L – Consultee 10 (Hollins Strategic Land)  
 Appendix M – Consultee 11 (Homes England)  
 Appendix N – Consultee 12 (Inskip-with-Sowerby Parish Council)  
 Appendix O – Consultee 13 (Taylor Wimpey UK Limited)  
 Appendix P – Consultee 14 (Marine Management Organisation)  
 Appendix Q – Consultee 15 (Natural England)  
 Appendix R – Duty to Co-operate Letter to Fylde Borough Council, Wyre Council, 6 March 2020  
 Appendix S – Duty to Co-operate Response from Fylde Borough Council, Fylde Borough Council, 24 March 2020  
 Appendix T – Schedule of Consultees

## Appendix 3 – Housing Trajectory



Years	Completions	Projections	Annual Requirement	Cumulative Supply	Cumulative Requirement	Surplus Housing Delivery
2011/12	215		460	215	460	
2012/13	185		460	400	920	
2013/14	195		460	595	1,380	
2014/15	276		460	871	1,840	
2015/16	320		460	1,191	2,300	
2016/17	455		460	1,646	2,760	
2017/18	395		460	2,041	3,220	
2018/19	406		460	2,447	3,680	
2019/20	438		296	2,885	3,976	

2020/21	605		296	3,490	4,272	
2021/22		725	296	4,215	4,568	
2022/23		723	296	4,977	4,864	
2023/24		807	296	5,795	5,160	
2024/25		866	296	6,661	5,456	
2025/26		729	296	7,390	5,752	
2026/27		600	296	8,007	6,048	
2027/28		520	296	8,527	6,344	
2028/29		421	296	8,948	6,640	
2029/30		310	296	9,258	6,936	
2030/31		232	296	9,423	7,232	2,191
<b>Total</b>	<b>3,490</b>	<b>5,933</b>	<b>7,232</b>			

## Appendix 4 – DtC Correspondence (Highway Authorities)



Together we make a difference...

Jeremy Walker  
Transport Policy Manager  
Blackpool Council  
Talbot Road  
Blackpool  
FY1 3AH

**Ask for:** Steve Smith  
**Email:** Steve.smith@wyre.gov.uk  
**Tel No:** 01253 891000  
**Our Ref:**

**Date:** 23/09/2021

### Wyre Local Plan Partial Review

Dear Jeremy,

Thank you again for taking the time to engage with my officers and myself on duty to cooperate matters recently, this ongoing process has been invaluable and your input into the partial review process and Statements of Common Ground (SOCG) greatly appreciated.

I am writing only in relation to the partial review of the Wyre Local Plan to 2031 (WLP31) and seeking to confirm the position of Blackpool Council Highways.

In doing so, I am not seeking to replace or in any way limit any SOCG, rather I wish to set out a summary position which can be published in support of conclusions reached in a partial review document. A document which will soon be published under Regulation 19 of the Town and Country Planning (Local Planning)(England) Regulations 2012.

The partial review has concluded an updated Local Housing Need figure of 296 dwelling per annum (dpa), or 7,232 dwellings over the plan period; 2011-2031. This figure is lower than the figure of 460 dpa (or 9,200) in the adopted Local Plan. Taking this lower figure into account, I am of the view that in accordance with Policy LPR1 (Wyre Local Plan Review) of the WLP31, there is no reason to introduce additional transport or highways evidence to support the partial review.

I would be grateful if you could confirm your agreement (or otherwise) with this approach and I can then include your response in a partial review evidence document.

As always should you wish to discuss this matter further then please do feel free to contact me in the usual ways.

Regards,

A handwritten signature in black ink, appearing to be "S. Smith".

Steve Smith  
Planning Policy and Economic Development Manager

Civic Centre, Breck Road, Poulton-le-Fylde, Lancashire FY6 7PU  
Web: [wyre.gov.uk](http://wyre.gov.uk) | Email: [mailroom@wyre.gov.uk](mailto:mailroom@wyre.gov.uk) | Tel/text: 01253 891000  
 /wyrecouncil @wyrecouncil

Neil J Stevens  
Highways Development Control Manager  
Highways and Transport  
Lancashire County Council  
County Hall  
Lancashire  
PR1 8XJ

**Ask for:** Steve Smith  
**Email:** Steve.smith@wyre.gov.uk  
**Tel No:** 01253 891000  
**Our Ref:**

**Date:** 23/09/2021

**Wyre Local Plan Partial Review**

Dear Neil,

Thank you again for taking the time to engage with my officers and myself on duty to cooperate matters recently, this ongoing process has been invaluable and your input into the partial review process and Statements of Common Ground (SOCG) greatly appreciated.

I am writing only in relation to the partial review of the Wyre Local Plan to 2031 (WLP31) and seeking to confirm the position of Lancashire County Council Highways.

In doing so, I am not seeking to replace or in any way limit any SOCG, rather I wish to set out a summary position which can be published in support of conclusions reached in a partial review document. A document which will soon be published under Regulation 19 of the Town and Country Planning (Local Planning)(England) Regulations 2012.

The partial review has concluded an updated Local Housing Need figure of 296 dwelling per annum (dpa), or 7,232 dwellings over the plan period; 2011-2031. This figure is lower than the figure of 460 dpa (or 9,200) in the adopted Local Plan. Taking this lower figure into account, I am of the view that in accordance with Policy LPR1 (Wyre Local Plan Review) of the WLP31, there is no reason to introduce additional transport or highways evidence to support the partial review.

I would be grateful if you could confirm your agreement (or otherwise) with this approach and I can then include your response in a partial review evidence document.

As always should you wish to discuss this matter further then please do feel free to contact me in the usual ways.

Regards,



Steve Smith  
Planning Policy and Economic Development Manager

Warren Hilton  
Assistant Spatial Planner  
National Highways  
Store Street  
Manchester  
M1 2WD

**Ask for:** Steve Smith  
**Email:** Steve.smith@wyre.gov.uk  
**Tel No:** 01253 891000  
**Our Ref:**

**Date:** 23/09/2021

## Wyre Local Plan Partial Review

Dear Warren,

Thank you again for taking the time to engage with my officers and myself on duty to cooperate matters recently, this ongoing process has been invaluable and your input into the partial review process and Statements of Common Ground (SOCG) greatly appreciated.

I am writing only in relation to the partial review of the Wyre Local Plan to 2031 (WLP31) and seeking to confirm the position of National Highways.

In doing so, I am not seeking to replace or in any way limit any SOCG, rather I wish to set out a summary position which can be published in support of conclusions reached in a partial review document. A document which will soon be published under Regulation 19 of the Town and Country Planning (Local Planning)(England) Regulations 2012.

The partial review has concluded an updated Local Housing Need figure of 296 dwelling per annum (dpa), or 7,232 dwellings over the plan period; 2011-2031. This figure is lower than the figure of 460 dpa (or 9,200) in the adopted Local Plan. Taking this lower figure into account, I am of the view that in accordance with Policy LPR1 (Wyre Local Plan Review) of the WLP31, there is no reason to introduce additional transport or highways evidence to support the partial review.

I would be grateful if you could confirm your agreement (or otherwise) with this approach and I can then include your response in a partial review evidence document.

As always should you wish to discuss this matter further then please do feel free to contact me in the usual ways.

Regards,



Steve Smith  
Planning Policy and Economic Development Manager



## Highway Authority Letters - Responses September/October 2021

### 1. National Highways Position September 2021

From: Hilton, Warren <Warren.Hilton@highwaysengland.co.uk>

Sent: 27 September 2021 10:34

To: Smith, Steve

Cc: Marsh, Kristian; McKenzie, Neville; Taylor, Andy; Harris, Len

Subject: RE: Wyre Local Plan Partial Review

Attachments: National Highways Letter 23-09-21.pdf

Dear Steve,

Thank you for your letter to me (attached) of 23rd September 2021 regarding the Wyre Local Plan Partial Review.

Given the fact that the Partial Review now sets out a reduction in the Objectively Assessed Needs (OAN) for the borough (and against the background of Wyre Council's intention to begin a full review of the Local Plan from 2022), I can confirm that National Highways agrees with the position expressed in your letter that accordance with Policy LPR1 (Wyre Local Plan Review) of the Wyre Local Plan 2011-31, there is no reason to introduce additional transport or highways evidence to support the partial review.

Notwithstanding the reduction in the housing OAN, we feel that an anticipated full Wyre Local Plan Review will afford the best opportunity to reassess the performance of the transport network within the borough. This is because the timing of the Review would enable the Local Plan transport evidence base to account for the impact of traffic growth from the Local Plan growth to-date, the opening to traffic of the A585 Windy Harbour to Skippool Bypass (expected completion 2023) and also for any trends in traffic patterns that could be established as a result of the COVID-19 pandemic. We would therefore be happy to be involved in any discussions at that time to assist in defining what the scope of what that evidence base should be.

In the meantime, please do feel free to contact me if you would like to discuss anything about this email.

Kind regards,

Warren Hilton, Assistant Spatial Planner

Operations North West Spatial Planning Team

## **2. Blackpool Council (Highway Authority) Position September 2021**

From: Jeremy Walker <jeremy.walker@blackpool.gov.uk>

Sent: 29 September 2021 12:37

To: Smith, Steve

Cc: Jane Saleh; Harris, Len; Latif Patel

Subject: RE: Wyre Local Plan Partial Review

Hello Steve

Thank you for your letter dated 23/09/21.

From a transport and highways perspective, Blackpool Council is in agreement with your stated position on Wyre Council's partial review.

As Wyre Council move to full review in 2022 we look forward to ongoing collaboration as the neighbouring Local Highway Authority.

Latif Patel from our Highways and Traffic department is copied in, as he should also be party to the dialogue on cross-boundary highways issues going forward.

Best regards,

Jeremy Walker

Transport Policy Manager

Blackpool Council

### **3. Lancashire County Council (Highway Authority) Position October 2021**

From: Stevens, Neil

Sent: 15 November 2021 17:34

To: Smith, Steve

Cc: Thow, David; Davies, John; Stephen Young; Robinson, Glenn

Subject: RE: Wyre Partial Review

Steve

I can confirm I am satisfied with the minutes provided on the 13th October from our duty to cooperate meeting of the 6th September.

With regard to your letter dated 23rd September, I note that your partial review included updated Local Housing Need figure of 296 dwelling per annum (dpa), or 7,232 dwellings over the plan period (2011-2031) which is lower than the figure of 460 dpa (or 9,200) as included in the adopted Local Plan. With this reduction there is no requirements for any additional transport or highways evidence to support the partial review.

Kind regards

Neil

Neil J. Stevens

Highway Development Control Manager

Lancashire County Council

## Appendix 5 – NPPF 2021 Conformity Assessment

Deleted text is shown as ~~struckthrough~~ and new text is shown as underlined.

WLP31 Policies	NPPF21 Conformity Assessment	Consequential Changes Proposed
<b>Strategic Policies:</b>		
SP1 Development Strategy	Policy proposed to be amended to meet requirement of Policy LPR1(1) in relation to updating the Objectively Assessed Housing Need (Local Housing Need) and to conform with NPPF21 paragraph 61, to determine the minimum number of homes needed using the standard method in national planning guidance. This will ensure the policy is consistent with national policy. The amendment is positively prepared, justified and effective.	Amend Policy SP1(3) to read:  3. Within the period 2011 to 2031, the Local Plan will deliver a minimum <del>9,200</del> <u>7,232</u> dwellings and 43 hectares of employment land.
SP4 Countryside Areas	<p><b>Use Classes Order</b> Policy refers to Use Class B.</p> <p>The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 came into force on 1 September 2020. This subsumes A1 (shops), A2 (financial and professional services), A3 (restaurants and cafes) and B1 (Business).</p> <p>The detailed implications of the impact of the changes to the Use Classes Order will be considered within a full review of the WLP31.</p>	<p><b>Use Classes Order</b></p> <p>New section 1.5 inserted within the Local Plan Introduction to read:</p> <p><b><u>1.5 Use Classes Order</u></b> <b><u>1.5.1 The Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020 came into effect on 1<sup>st</sup> September 2020. Use classes A, B1 and D no longer exist. A new class E (commercial, business and service) has been created. This subsumes A1 (shops), A2 (financial and professional services), A3 (restaurants and cafes) and B1</u></b></p>

WLP31 Policies	NPPF21 Conformity Assessment	Consequential Changes Proposed												
	<p>The NPPF 2021 has not been updated to reflect amendments to the regulations. Therefore, no conformity updates to the policy required in relation to the NPPF21. For clarity, commentary proposed to be included within the Local Plan Introduction.</p> <p><b>Subdivision of Residential Building</b></p> <p>NPPF21 paragraph 80(d) supports the subdivision of an existing residential building. This policy requirement is an additional criteria compared to the NPPF12 and results in a consequential change now proposed in the partial review.</p> <p>It is proposed to amend policy SP4(5) to ensure consistency with the NPPF21. The amendment is positively prepared, justified and effective.</p>	<p><u>(business). For previous use class A4 (drinking establishment) and A5 (hot food takeaway), the use classes have become sui generis uses. B2 and B8 remain.</u></p> <p><u>1.5.2 It will be the role of the Full Wyre Local Plan Review to assess the detailed implications of the impact of the Use Classes Order changes. References within the Local Plan Partial Review that refer to the former Use Class A, B1 and D should be read in accordance with their latest corresponding use class. Figure 1.2 sets out the former and the latest corresponding use classes and the consequential implications for policies within the Local Plan.</u></p> <p><u>Figure 1.2: Use Classes Order Consequential Implications</u></p> <table border="1" data-bbox="1279 935 1966 1343"> <thead> <tr> <th><u>Former Use Class</u></th> <th><u>Latest Corresponding Use Class</u></th> <th><u>Relevant Local Plan Policy Affected by Use Class</u></th> </tr> </thead> <tbody> <tr> <td><u>Use Class A</u></td> <td><u>Use Class E</u></td> <td><u>EP7, SA3/2</u></td> </tr> <tr> <td><u>Use Class A1</u></td> <td><u>Use Class E(a)</u></td> <td><u>EP6, SA4</u></td> </tr> <tr> <td><u>Use Class B</u></td> <td><u>Use Class E(g) and Use Class B</u></td> <td><u>SP4, EP1, SA7</u></td> </tr> </tbody> </table>	<u>Former Use Class</u>	<u>Latest Corresponding Use Class</u>	<u>Relevant Local Plan Policy Affected by Use Class</u>	<u>Use Class A</u>	<u>Use Class E</u>	<u>EP7, SA3/2</u>	<u>Use Class A1</u>	<u>Use Class E(a)</u>	<u>EP6, SA4</u>	<u>Use Class B</u>	<u>Use Class E(g) and Use Class B</u>	<u>SP4, EP1, SA7</u>
<u>Former Use Class</u>	<u>Latest Corresponding Use Class</u>	<u>Relevant Local Plan Policy Affected by Use Class</u>												
<u>Use Class A</u>	<u>Use Class E</u>	<u>EP7, SA3/2</u>												
<u>Use Class A1</u>	<u>Use Class E(a)</u>	<u>EP6, SA4</u>												
<u>Use Class B</u>	<u>Use Class E(g) and Use Class B</u>	<u>SP4, EP1, SA7</u>												

WLP31 Policies	NPPF21 Conformity Assessment	Consequential Changes Proposed					
		<table border="1"> <tr> <td>Use Class B1 (B2 and B8)</td> <td>Use Class E(g), B2 and B8</td> </tr> </table>	Use Class B1 (B2 and B8)	Use Class E(g), B2 and B8		<table border="1"> <tr> <td>EP2, EP3, SA2, SA2/1, SA2/2, SA2/3, SA3, SA4, SA5, SA7</td> </tr> </table>	EP2, EP3, SA2, SA2/1, SA2/2, SA2/3, SA3, SA4, SA5, SA7
Use Class B1 (B2 and B8)	Use Class E(g), B2 and B8						
EP2, EP3, SA2, SA2/1, SA2/2, SA2/3, SA3, SA4, SA5, SA7							
SP6 Viability	<p>Paragraph 58 of the NPP21 requires all viability assessment to be made publicly available. However, the supporting introduction paragraph at 5.7.2 refers to commercial confidentiality will be maintained.</p> <p>It is proposed to partially delete the supporting text at paragraph 5.7.2 to ensure consistency with the NPPF21. The amendments is positively prepared, justified and effective. The proposed deletion to supporting text have no consequential implications for policy SP6. There are no policy conformity matters with the NPPF21.</p>	<p>Amend paragraph 5.7.2 to read:</p> <p>However, there may be instances when the contribution to infrastructure and other policy requirements may make a development unviable. It is the responsibility of the developer to show that this is the case by carrying out a viability assessment for the specific site and proposal. <del>Confidentiality of commercial information provided as part of the viability assessment will be maintained.</del></p>					
<b>Core Development Management Policies:</b>							
CDMP3 Design	<p>Paragraph 128 of the NPPF requires local planning authorities to prepare design guides or codes. Paragraph 129 of the NPPF goes on to state that they</p>	Amend paragraph 6.4.3 to read:					

WLP31 Policies	NPPF21 Conformity Assessment	Consequential Changes Proposed
	<p>should be produced either as part of a plan or as supplementary planning documents.</p> <p>It will be the role of the Local Plan Full Review or via the preparation of Supplementary Planning Documents to consider and prepare design guides or codes.</p> <p>It is proposed to amend the supporting text at paragraph 6.4.3 to provide clarity on how the council will implement the NPPF21 requirement.</p> <p>The amendments is positively prepared, justified and effective. The proposed amendment to the supporting text has no consequential implications for policy CDMP3. There are no policy conformity matters with the NPPF21.</p>	<p>Policy CDMP3 sets out how development should achieve good design. It aims to ensure that all development is of good design that respect the character of the area and contribute to the creation of attractive environments. As stipulated in Government Policy poor design which fails to take the opportunities available for improving the character and quality of an area and the way it functions should be refused. <u>To provide further clarity and to reinforce good design, the Council will also seek to prepare design guides and/or codes as part of a supplementary planning document in support of policy CDMP3 or as part of the Full Review of the Wyre Local Plan.</u></p>
<b>Housing:</b>		
HP1 Housing Land Supply	<p>Policy proposed to be amended to meet requirement of Policy LPR1(1) in relation to updating the Objectively Assessed Housing Need (Local Housing Need) and to conform with NPPF21 paragraph 61, to determine the minimum number of homes needed using the standard method in national planning guidance. This will ensure the policy is consistent with national policy. The amendment is positively prepared, justified and effective.</p>	<p>Existing wording of Policy HP1 proposed to be deleted and replaced:</p> <p><b>HP1 Housing Land Supply</b></p> <p><del>Between 2011 and 2031, provision will be made for a minimum of 9,200 net additional dwellings which equates to at least 460 dwellings per annum of which 5,192 will be on allocated sites in policies SA1, SA3 and SA4.</del></p>

WLP31 Policies	NPPF21 Conformity Assessment	Consequential Changes Proposed
		<p><b><u>HP1 Housing Requirement and Supply</u></b></p> <p><u>There is a minimum housing requirement of 460 net additional dwellings per annum between 2011 and 2019.</u></p> <p><u>There is a minimum housing requirement of 296 net additional dwellings per annum between 2019 and 2031.</u></p> <p><u>Between 2011 and 2031, the Local Plan will deliver a minimum of 7,232 net additional dwellings, of which, 5,192 will be on allocated sites in policies SA1, SA3 and SA4.</u></p>
<p>HP3 Affordable Housing</p>	<p>A requirement for First Homes that meet the definition of ‘affordable housing’ for planning purposes came into effect from 28 June 2021. Whilst the NPPF21 may not currently refer to “First Homes”, the NPPG has been updated to refer to the definition to reflect the ministerial statement published on 24 May 2021.</p> <p>Policy HP3 is proposed to be amended to refer to First Homes to ensure consistency with the NPPG. The amendment is positively prepared, justified and effective.</p>	<p>HP3(4) proposed to be amended to read:</p> <p>....Housing Market Assessment, <del>and</del> Rural Affordable Housing Needs Survey <u>and the requirements of national policy and national planning guidance, including First Homes.</u></p> <p>New section 1.4 inserted within the Local Plan Introduction to read:</p> <p><b><u>1.4 First Homes</u></b></p>



WLP31 Policies	NPPF21 Conformity Assessment	Consequential Changes Proposed
	<p>For clarity, commentary proposed to be included within the Local Plan Introduction.</p>	<p><u>1.4.1 On 24<sup>th</sup> May 2021, the Government published a written Ministerial Statement to set out and define the Government’s plans for the delivery of First Homes. The Government have also set out changes to support delivery in the revised National Planning Policy Framework 2021 and in the Planning Practice Guidance.</u></p> <p><u>1.4.2 The changes came into effect from 28 June 2021. First Homes are a new form of specific discounted market sale housing that meets the definition of affordable housing for planning purposes and should account for at least 25% of all affordable housing units delivered by developers through planning obligations.</u></p> <p><u>1.4.3 A First Homes exception site is a new type of exception site that allows proportionate housing development to come forward on unallocated land outside of the development plan to deliver affordable housing that delivers primarily First Homes. They cannot come forward in areas designated as Green Belt.</u></p>
<p>HP4 Rural Exceptions</p>	<p>Paragraph 72 of the NPPF21 now refers to “entry-level exception sites” to support the delivery of affordable housing. This provision was absent in the NPPF12 when the Local Plan was prepared.</p> <p>It is noted that the NPPG has been updated and reflects to the more recent provision of “First Homes</p>	<p>Amend HP4 to read:</p> <p><b><u>HP4 Rural Exceptions Sites</u></b></p> <p><u>Rural Exceptions</u></p> <p>1. Outside defined settlement boundaries, planning permission for residential development not</p>

WLP31 Policies	NPPF21 Conformity Assessment	Consequential Changes Proposed
	<p>exceptions sites” instead. To ensure consistency, the policy is proposed to be updated to refer to both “entry-level” and “First Homes” exception sites. This is proposed to ensure consistency with the NPPF21 and NPPG. The amendment is positively prepared, justified and effective.</p>	<p>specifically allowed for by other policies that addresses the identified need for affordable housing within rural areas will only be granted where it meets the requirements of the Core Development Management Policies and it is demonstrated that:</p> <ul style="list-style-type: none"> <li>a) A need exists for affordable housing in the locality;</li> <li>b) Suitable land is not available to accommodate the development within the defined boundary of the settlement nearest to the proposed development and any other nearby settlements as may be appropriate;</li> <li>c) 100% of the units on the development will be affordable housing, and will be made available to those in need of affordable housing in the locality;</li> <li>d) The occupancy of the dwellings can be restricted to individuals accepted as requiring affordable housing in the locality; and</li> <li>e) The dwellings provided can be made available as affordable housing in perpetuity.</li> </ul> <p>2. Where a new dwelling or dwellings are acceptable in principle under this policy, they shall in the first instance be located on land immediately adjoining the existing boundary of a village or adjoining another group of dwellings. Isolated new build</p>

WLP31 Policies	NPPF21 Conformity Assessment	Consequential Changes Proposed
		<p> dwellings in the countryside will not be acceptable under this policy.</p> <p><u>First Homes / Entry-Level Exceptions</u>  <u>3. Outside already allocated housing sites, planning permission for sites comprising of Entry-Level homes will be granted where such homes are not already being met within the borough and it is demonstrated that the site:</u></p> <p><u>a) Comprises of Entry-Level homes that offer one or more type of affordable housing as defined in national policy and national planning guidance; and</u>  <u>b) Is adjacent to existing settlements; and</u>  <u>c) As defined in national policy and national planning guidance, it is proportionate in size to the settlement and does not compromise the protection given to areas or assets of particular importance; and</u>  <u>d) Complies with any local design policies and standards.</u></p>
<b>Economy:</b>		
EP1 Employment Land Supply	<p>Policy refers to Use Class B.</p> <p>The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 came into force on 1 September 2020. This subsumes A1 (shops), A2 (financial and professional services), A3 (restaurants and cafes) and B1 (Business).</p>	<p>New section 1.5 inserted within the Local Plan Introduction to read:</p> <p><b><u>1.5 Use Classes Order</u></b>  <u>1.5.1 The Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020 came into effect on 1<sup>st</sup> September 2020. Use classes A, B1</u></p>

WLP31 Policies	NPPF21 Conformity Assessment	Consequential Changes Proposed						
	<p>The detailed implications of the impact of the changes to the Use Classes Order will be considered within a full review of the WLP31.</p> <p>The NPPF 2021 has not been updated to reflect amendments to the regulations. Therefore, no conformity updates to the policy is required in relation to the NPPF21. For clarity, commentary proposed to be included within the Local Plan Introduction.</p> <p>There are no policy conformity matters with the NPPF21.</p>	<p><u>and D no longer exist. A new class E (commercial, business and service) has been created. This subsumes A1 (shops), A2 (financial and professional services), A3 (restaurants and cafes) and B1 (business). For previous use class A4 (drinking establishment) and A5 (hot food takeaway), the use classes have become sui generis uses. B2 and B8 remain.</u></p> <p><u>1.5.2 It will be the role of the Full Wyre Local Plan Review to assess the detailed implications of the impact of the Use Classes Order changes. References within the Local Plan Partial Review that refer to the former Use Class A, B1 and D should be read in accordance with their latest corresponding use class. Figure 1.2 sets out the former and the latest corresponding use classes and the consequential implications for policies within the Local Plan.</u></p> <p><u>Figure 1.2: Use Classes Order Consequential Implications</u></p> <table border="1" data-bbox="1279 1082 1980 1303"> <thead> <tr> <th data-bbox="1279 1082 1464 1230"><u>Former Use Class</u></th> <th data-bbox="1464 1082 1715 1230"><u>Latest Corresponding Use Class</u></th> <th data-bbox="1715 1082 1980 1230"><u>Relevant Local Plan Policy Effected by Use Class</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="1279 1230 1464 1303"><u>Use Class A</u></td> <td data-bbox="1464 1230 1715 1303"><u>Use Class E</u></td> <td data-bbox="1715 1230 1980 1303"><u>EP7, SA3/2</u></td> </tr> </tbody> </table>	<u>Former Use Class</u>	<u>Latest Corresponding Use Class</u>	<u>Relevant Local Plan Policy Effected by Use Class</u>	<u>Use Class A</u>	<u>Use Class E</u>	<u>EP7, SA3/2</u>
<u>Former Use Class</u>	<u>Latest Corresponding Use Class</u>	<u>Relevant Local Plan Policy Effected by Use Class</u>						
<u>Use Class A</u>	<u>Use Class E</u>	<u>EP7, SA3/2</u>						

WLP31 Policies	NPPF21 Conformity Assessment	Consequential Changes Proposed		
		<u>Use Class A1</u>	<u>Use Class E(a)</u>	<u>EP6, SA4</u>
		<u>Use Class B</u>	<u>Use Class E(g) and Use Class B</u>	<u>SP4, EP1, SA7</u>
		<u>Use Class B1 (B2 and B8)</u>	<u>Use Class E(g), B2 and B8</u>	<u>EP2, EP3, SA2, SA2/1, SA2/2, SA2/3, SA3, SA4, SA5, SA7</u>
EP2 Existing Employment Areas	<p>Policy refers to Use Class B1, B2 and B8.</p> <p>The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 came into force on 1 September 2020. This subsumes A1 (shops), A2 (financial and professional services), A3 (restaurants and cafes) and B1 (Business).</p> <p>The detailed implications of the impact of the changes to the Use Classes Order will be considered within a full review of the WLP31.</p> <p>The NPPF 2021 has not been updated to reflect amendments to the regulations. Therefore, no conformity updates to the policy is required in relation to the NPPF21. For clarity, commentary proposed to be included within the Local Plan Introduction.</p> <p>There are no policy conformity matters with the NPPF21.</p>	<p>New section 1.5 inserted within the Local Plan Introduction to read:</p> <p><b><u>1.5 Use Classes Order</u></b></p> <p><u>1.5.1 The Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020 came into effect on 1<sup>st</sup> September 2020. Use classes A, B1 and D no longer exist. A new class E (commercial, business and service) has been created. This subsumes A1 (shops), A2 (financial and professional services), A3 (restaurants and cafes) and B1 (business). For previous use class A4 (drinking establishment) and A5 (hot food takeaway), the use classes have become sui generis uses. B2 and B8 remain.</u></p> <p><u>1.5.2 It will be the role of the Full Wyre Local Plan Review to assess the detailed implications of the impact of the Use Classes Order changes. References within the Local Plan Partial Review that refer to the former Use Class A, B1 and D should be</u></p>		

WLP31 Policies	NPPF21 Conformity Assessment	Consequential Changes Proposed															
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EP3 Existing Employment Sites	<p>Policy refers to Use Class B1, B2 and B8.</p> <p>The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 came into force on 1 September 2020. This subsumes A1</p>	<p>New section 1.5 inserted within the Local Plan Introduction to read:</p> <p><b><u>1.5 Use Classes Order</u></b></p>															

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WLP31 Policies	NPPF21 Conformity Assessment	Consequential Changes Proposed		
		<u>Use Class A</u>	<u>Use Class E</u>	<u>EP7, SA3/2</u>
		<u>Use Class A1</u>	<u>Use Class E(a)</u>	<u>EP6, SA4</u>
		<u>Use Class B</u>	<u>Use Class E(g) and Use Class B</u>	<u>SP4, EP1, SA7</u>
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EP5 Main Town Centre Uses	<p>NPPF21 paragraph 90 removes the need to assess the impact of out of centre office proposals on town centres.</p> <p>Policy EP5(5) is proposed to be amended to delete reference of impact assessment of office proposals to ensure the policy is consistent with national policy. The amendment is positively prepared, justified and effective</p>	<p>EP5(5) proposed to be amended to read:</p> <p>5. Proposals which are not specifically supported by other policies, and are not in a town or district centre as defined on the adopted Policies Map, and which will create additional floorspace at or above the levels set out below, will be required to be accompanied by an impact assessment.</p> <p>a) 500m<sup>2</sup> gross for any new retail (comparison and convenience) floorspace;  b) 2,500m<sup>2</sup> gross for new leisure and office proposals.</p>		
EP6 Development in Defined Primary	<p>Policy refers to Use Class A1.</p> <p>The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 came into</p>	<p>New section 1.5 inserted within the Local Plan Introduction to read:</p> <p><b><u>1.5 Use Classes Order</u></b></p>		



WLP31 Policies	NPPF21 Conformity Assessment	Consequential Changes Proposed						
<p>and Secondary Frontages</p>	<p>force on 1 September 2020. This subsumes A1 (shops), A2 (financial and professional services), A3 (restaurants and cafes) and B1 (Business).</p> <p>The detailed implications of the impact of the changes to the Use Classes Order will be considered within a full review of the WLP31.</p> <p>The NPPF 2021 has not been updated to reflect amendments to the regulations. Therefore, no conformity updates to the policy required in relation to the NPPF21. For clarity, commentary proposed to be included within the Local Plan Introduction.</p> <p>There are no policy conformity matters with the NPPF21.</p>	<p><u>1.5.1 The Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020 came into effect on 1<sup>st</sup> September 2020. Use classes A, B1 and D no longer exist. A new class E (commercial, business and service) has been created. This subsumes A1 (shops), A2 (financial and professional services), A3 (restaurants and cafes) and B1 (business). For previous use class A4 (drinking establishment) and A5 (hot food takeaway), the use classes have become sui generis uses. B2 and B8 remain.</u></p> <p><u>1.5.2 It will be the role of the Full Wyre Local Plan Review to assess the detailed implications of the impact of the Use Classes Order changes. References within the Local Plan Partial Review that refer to the former Use Class A, B1 and D should be read in accordance with their latest corresponding use class. Figure 1.2 sets out the former and the latest corresponding use classes and the consequential implications for policies within the Local Plan.</u></p> <p><u>Figure 1.2: Use Classes Order Consequential Implications</u></p> <table border="1" data-bbox="1279 1193 1980 1342"> <thead> <tr> <th data-bbox="1279 1193 1464 1342"><u>Former Use Class</u></th> <th data-bbox="1464 1193 1715 1342"><u>Latest Corresponding Use Class</u></th> <th data-bbox="1715 1193 1980 1342"><u>Relevant Local Plan Policy Affected by Use Class</u></th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	<u>Former Use Class</u>	<u>Latest Corresponding Use Class</u>	<u>Relevant Local Plan Policy Affected by Use Class</u>			
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WLP31 Policies	NPPF21 Conformity Assessment	Consequential Changes Proposed			
		<u>Use Class A</u>	<u>Use Class E</u>	<u>EP7, SA3/2</u>	
		<u>Use Class A1</u>	<u>Use Class E(a)</u>	<u>EP6, SA4</u>	
		<u>Use Class B</u>	<u>Use Class E(g) and Use Class B</u>	<u>SP4, EP1, SA7</u>	
		<u>Use Class B1 (B2 and B8)</u>	<u>Use Class E(g), B2 and B8</u>	<u>EP2, EP3, SA2, SA2/1, SA2/2, SA2/3, SA3, SA4, SA5, SA7</u>	
<b>Site Allocations:</b>					
SA2 Employment Development including Policy SA2/1 to SA2/3	<p>Policies refers to Use Class B.</p> <p>The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 came into force on 1 September 2020. This subsumes A1 (shops), A2 (financial and professional services), A3 (restaurants and cafes) and B1 (Business).</p> <p>The detailed implications of the impact of the changes to the Use Classes Order will be considered within a full review of the WLP31.</p> <p>The NPPF 2021 has not been updated to reflect amendments to the regulations. Therefore, no conformity updates to the policy required in relation to the NPPF21. For clarity, commentary proposed to be included within the Local Plan Introduction.</p>	<p>New section 1.5 inserted within the Local Plan Introduction to read:</p> <p><b><u>1.5 Use Classes Order</u></b></p> <p><u>1.5.1 The Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020 came into effect on 1<sup>st</sup> September 2020. Use classes A, B1 and D no longer exist. A new class E (commercial, business and service) has been created. This subsumes A1 (shops), A2 (financial and professional services), A3 (restaurants and cafes) and B1 (business). For previous use class A4 (drinking establishment) and A5 (hot food takeaway), the use classes have become sui generis uses. B2 and B8 remain.</u></p> <p><u>1.5.2 It will be the role of the Full Wyre Local Plan Review to assess the detailed implications of the</u></p>			

WLP31 Policies	NPPF21 Conformity Assessment	Consequential Changes Proposed															
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SA3 Mixed Use Development	Policies refers to Use Class A and B.	New section 1.5 inserted within the Local Plan Introduction to read:															

WLP31 Policies	NPPF21 Conformity Assessment	Consequential Changes Proposed
<p>including Policy SA3/1 to SA3/5</p>	<p>The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 came into force on 1 September 2020. This subsumes A1 (shops), A2 (financial and professional services), A3 (restaurants and cafes) and B1 (Business).</p> <p>The detailed implications of the impact of the changes to the Use Classes Order will be considered within a full review of the WLP31.</p> <p>The NPPF 2021 has not been updated to reflect amendments to the regulations. Therefore, no conformity updates to the policy required in relation to the NPPF21. For clarity, commentary proposed to be included within the Local Plan Introduction.</p> <p>There are no policy conformity matters with the NPPF21.</p>	<p><b><u>1.5 Use Classes Order</u></b></p> <p><u>1.5.1 The Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020 came into effect on 1<sup>st</sup> September 2020. Use classes A, B1 and D no longer exist. A new class E (commercial, business and service) has been created. This subsumes A1 (shops), A2 (financial and professional services), A3 (restaurants and cafes) and B1 (business). For previous use class A4 (drinking establishment) and A5 (hot food takeaway), the use classes have become sui generis uses. B2 and B8 remain.</u></p> <p><u>1.5.2 It will be the role of the Full Wyre Local Plan Review to assess the detailed implications of the impact of the Use Classes Order changes. References within the Local Plan Partial Review that refer to the former Use Class A, B1 and D should be read in accordance with their latest corresponding use class. Figure 1.2 sets out the former and the latest corresponding use classes and the consequential implications for policies within the Local Plan.</u></p> <p><u>Figure 1.2: Use Classes Order Consequential Implications</u></p>

WLP31 Policies	NPPF21 Conformity Assessment	Consequential Changes Proposed		
		<u>Former Use Class</u>	<u>Latest Corresponding Use Class</u>	<u>Relevant Local Plan Policy Effected by Use Class</u>
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<p>SA4 Hillhouse Technology Enterprise Zone, Thornton</p>	<p>Policy refers to Use Class B.</p> <p>The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 came into force on 1 September 2020. This subsumes A1 (shops), A2 (financial and professional services), A3 (restaurants and cafes) and B1 (Business).</p> <p>The detailed implications of the impact of the changes to the Use Classes Order will be considered within a full review of the WLP31.</p> <p>The NPPF 2021 has not been updated to reflect amendments to the regulations. Therefore, no</p>	<p>New section 1.5 inserted within the Local Plan Introduction to read:</p> <p><b><u>1.5 Use Classes Order</u></b></p> <p><u>1.5.1 The Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020 came into effect on 1<sup>st</sup> September 2020. Use classes A, B1 and D no longer exist. A new class E (commercial, business and service) has been created. This subsumes A1 (shops), A2 (financial and professional services), A3 (restaurants and cafes) and B1 (business). For previous use class A4 (drinking establishment) and A5 (hot food takeaway), the use</u></p>		

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WLP31 Policies	NPPF21 Conformity Assessment	Consequential Changes Proposed		
		<u>Use Class B1 (B2 and B8)</u>	<u>Use Class E(g), B2 and B8</u>	<u>EP2, EP3, SA2, SA2/1, SA2/2, SA2/3, SA3, SA4, SA5, SA7</u>
SA5 Port of Fleetwood, Fleetwood	<p>Policy refers to Use Class B.</p> <p>The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 came into force on 1 September 2020. This subsumes A1 (shops), A2 (financial and professional services), A3 (restaurants and cafes) and B1 (Business).</p> <p>The detailed implications of the impact of the changes to the Use Classes Order will be considered within a full review of the WLP31.</p> <p>The NPPF 2021 has not been updated to reflect amendments to the regulations. Therefore, no conformity updates to the policy required in relation to the NPPF21. For clarity, commentary proposed to be included within the Local Plan Introduction.</p> <p>There are no policy conformity matters with the NPPF21.</p>	<p>New section 1.5 inserted within the Local Plan Introduction to read:</p> <p><b><u>1.5 Use Classes Order</u></b></p> <p><u>1.5.1 The Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020 came into effect on 1<sup>st</sup> September 2020. Use classes A, B1 and D no longer exist. A new class E (commercial, business and service) has been created. This subsumes A1 (shops), A2 (financial and professional services), A3 (restaurants and cafes) and B1 (business). For previous use class A4 (drinking establishment) and A5 (hot food takeaway), the use classes have become sui generis uses. B2 and B8 remain.</u></p> <p><u>1.5.2 It will be the role of the Full Wyre Local Plan Review to assess the detailed implications of the impact of the Use Classes Order changes. References within the Local Plan Partial Review that refer to the former Use Class A, B1 and D should be read in accordance with their latest corresponding use class. Figure 1.2 sets out the former and the latest corresponding use classes and the consequential implications for policies within the Local Plan.</u></p>		

WLP31 Policies	NPPF21 Conformity Assessment	Consequential Changes Proposed															
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SA7 Brockholes Industrial Estate Extension, Catterall	<p data-bbox="488 986 891 1018">Policy refers to Use Class B.</p> <p data-bbox="488 1059 1234 1241">The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 came into force on 1 September 2020. This subsumes A1 (shops), A2 (financial and professional services), A3 (restaurants and cafes) and B1 (Business).</p>	<p data-bbox="1279 986 1928 1050">New section 1.5 inserted within the Local Plan Introduction to read:</p> <p data-bbox="1279 1098 1659 1129"><b><u>1.5 Use Classes Order</u></b></p> <p data-bbox="1279 1134 2022 1345"><u>1.5.1 The Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020 came into effect on 1<sup>st</sup> September 2020. Use classes A, B1 and D no longer exist. A new class E (commercial, business and service) has been created. This subsumes A1 (shops), A2 (financial and professional</u></p>															



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<u>Use Class A1</u>	<u>Use Class E(a)</u>	<u>EP6, SA4</u>									

WLP31 Policies	NPPF21 Conformity Assessment	Consequential Changes Proposed		
		<u>Use Class B</u>	<u>Use Class E(g) and Use Class B</u>	<u>SP4, EP1, SA7</u>
		<u>Use Class B1 (B2 and B8)</u>	<u>Use Class E(g), B2 and B8</u>	<u>EP2, EP3, SA2, SA2/1, SA2/2, SA2/3, SA3, SA4, SA5, SA7</u>
Monitoring the Local Plan:				
LPR1 Local Plan review	<p>Policy to be deleted.</p> <p>Policy redundant by undertaking a Partial Review that meets all policy criteria.</p>	<p>Proposed to delete policy LPR1:</p> <p><b>10.4 Local Plan Review</b></p> <p>10.4.1 The Local Plan makes provision for 96% of the identified housing objectively assessed need, (OAN). The main reason is the capacity of the local and strategic highway network to support development. Although the Local Plan and supporting IDP identifies a number of highway measures to support development, these can only support up to 96% of the identified housing OAN.</p> <p>10.4.2 The Council is committed to undertaking an early partial review of the Local Plan as soon as possible after adoption to address the shortfall against the identified housing OAN, in accordance with Policy LPR1 below. This Local Plan includes sufficient land to meet identified needs in the first five years post adoption.</p> <p>10.4.3 The Council will consider, and if appropriate widen, the scope of the partial review of the Local</p>		

WLP31 Policies	NPPF21 Conformity Assessment	Consequential Changes Proposed
		<p>Plan, if there is evidence from the annual monitoring of Performance Monitoring Indicators (PMIs) that any targets are not being met.</p> <p><del>10.4.4 In determining the scope of the partial review the Council will also consider the level of inconsistency between Local Plan policies and the revised NPPF published in July 2018. The partial review will seek to address any inconsistencies with the revised NPPF.</del></p> <p><del>10.4.5 The Council will revise the LDS to reflect Policy LPR1 below. Progress with regards to the timetable in the LDS will be monitored annually through the AMR.</del></p> <p><b>LPR1 Wyre Local Plan Review</b></p> <p>The Local Planning Authority will bring forward a partial review of the Plan with the objective of meeting the full Objectively Assessed Housing Needs. This will commence before the end of 2019 with submission of the review for examination by early 2022. Specific matters to be addressed by the review include the following:</p> <ol style="list-style-type: none"> <li>1. An update of Objectively Assessed Housing Needs.</li> <li>2. A review of transport and highway issues taking into account: <ul style="list-style-type: none"> <li>(i) housing commitments and updated housing needs;</li> <li>(ii) implemented and committed highway schemes;</li> </ul> </li> </ol>

WLP31 Policies	NPPF21 Conformity Assessment	Consequential Changes Proposed
		<p><del>(iii) the scope for sustainably located sites where the use of sustainable transport modes can be maximised; and</del></p> <p><del>(iv) the additional transport and highways infrastructure that will be needed to meet in full the updated Objectively Assessed Housing Needs.</del></p> <p><del>3. Allocation of sites to meet the full Objectively Assessed Housing Needs taking into account 2. above</del></p>

## Appendix 6 – Update of Local Plan Site Allocations (Relying on Planning Permissions or Planning Applications)

### Explanatory Note

The following table provides the updated planning status of the Local Plan Site Allocations at the base date of 15 September 2021. The table also identifies the Local Plan Allocation Capacity (column C); Granted Planning Permission Capacity (column D); and Pending Planning Application Capacity (column E). This has allowed for a sense check of the Local Plan Site Allocations against the granted permission and pending application capacity, to understand if the site allocations will likely continue to deliver the number of units envisaged when the Local Plan was prepared.

Column G identifies the total site capacity that is now expected to be delivered within the Plan Period (2011-2031). This is based upon:

- i. For site allocations where an extant planning permission and/or a pending planning application covers the whole site allocation, the total (column G) reflects the latest planning status for the whole site (D+E);
- ii. For site allocations where there is only an extant planning permission and/or pending planning permission that covers part of the site allocation, the total (column G) will continue to rely upon the Local Plan Site Allocation capacity only (C);
- iii. For site allocations where there is an extant planning permission for housing but is also subject of a more recent pending planning application with an alternative capacity figure, the extant planning permission is included (column D) and the pending planning application is included (column E). In circumstances where the pending planning application capacity is different than the extant planning permission, the pending planning application is presented (column G); and
- iv. For site allocations which do not currently benefit from extant planning permission and/or pending planning application on any part of the site allocation, the total (column G) will continue to rely upon the Local Plan Site Allocation capacity only (C and coloured Red).

It should be noted that sites that fall within category iii, any reference to pending planning applications is to provide clarity on the current status and capacity figures being submitted to the council. It does not convey acceptance or approval of the pending applications, which will be determined in accordance with the development plan and any other material considerations.

There are only two site allocation that fall within category iv, which do not currently benefit from extant planning permission and/or pending planning application on any part of the site allocation. The two sites are identified below in red.

The remaining 29 site allocations fall within category i-iii as described above and are identified below in green.

A	B	C	D	E	F	G	H	I
LP Site Reference	Site	Local Plan Allocation  (units)	Granted Planning Permission 01/04/21  (units)	Pending Planning Application 15/09/21  (units)	Entire Allocation Area Covered by D & E  (Yes/No)	Total	Variance  (G-C)	Planning Applications or Approvals Relied Upon 15/09/2021  (Ref Number)
SA1/1	West of Broadway, Fleetwood	25	0	44	Yes	44	+19	21/00341/FULMAJ
SA1/2	Lambs Road/ Raikes Road, Thornton	400	157	274	No	400	0	17/00050/REMAJ 20/01018/OULMAJ
SA1/3	Land between Fleetwood Rd North and Pheasant Wood, Thornton	153	0	0	No	153	0	
SA1/4	South East Poulton, Poulton-le-Fylde	236	208	101	Yes	203	-33	20/00332/REMAJ 16/00742/OUTMAJ 18/01125/REMAJ
SA1/5	Land at Garstang Road, Poulton-le-Fylde	516	524	0	Yes	524	+8	15/00298/LMAJ
SA1/6	Land South of Blackpool Road, Poulton-le-Fylde	300	202	90	No	300	0	19/00551/FULMAJ 17/00632/OUTMAJ 21/00750/FULMAJ
SA1/7	South Stalmine, Stalmine	180	146	222*	Yes	303	+123	17/00026/REMAJ 18/00075/OUTMAJ 18/00899/OUTMAJ

A	B	C	D	E	F	G	H	I
LP Site Reference	Site	Local Plan Allocation  (units)	Granted Planning Permission 01/04/21  (units)	Pending Planning Application 15/09/21  (units)	Entire Allocation Area Covered by D & E  (Yes/No)	Total	Variance  (G-C)	Planning Applications or Approvals Relied Upon 15/09/2021  (Ref Number)
								20/00773/FULMAJ 21/00981/FULMAJ
SA1/8	North of Garstang Road, Pilling	40	40	0	Yes	40	0	18/00138/REMAJ
SA1/9	North of Norcross Lane, Norcross	300	239	93	No	300	0	18/00755/REMAJ 18/00860/FULMAJ 19/00466/REMAJ 21/01089/FULMAJ
SA1/10	Land at Arthurs Lane, Hambleton	165	201	0	Yes	201	+36	18/00395/RELMAJ 19/00167/FULMAJ
SA1/11	Inskip Extension, Inskip	85	85	0	Yes	85	0	17/00631/REMAJ 20/00383/REMAJ
SA1/12	North of New Holly Hotel and Bodkin Cottage, Hollins Lane	38	38	0	Yes	38	0	19/00545/REMAJ
SA1/13	Land East of Hollins Lane, Hollins Lane	51	60	0	Yes	60	+9	20/00505/FULMAJ
SA1/14	West of Cockerham Road, Garstang	260	0	88	No	260	0	20/00148/FULMAJ

A	B	C	D	E	F	G	H	I
LP Site Reference	Site	Local Plan Allocation  (units)	Granted Planning Permission 01/04/21  (units)	Pending Planning Application 15/09/21  (units)	Entire Allocation Area Covered by D & E  (Yes/No)	Total	Variance  (G-C)	Planning Applications or Approvals Relied Upon 15/09/2021  (Ref Number)
SA1/15	Land South of Prospect Farm, West of the A6, Garstang	70	0	70	Yes	70	0	20/00212/FULMAJ
SA1/16	South of Kepple Lane, Garstang	125	120	0	Yes	120	-5	17/00305/REMMAJ 19/00687/REMMAJ
SA1/17	Bowgreave House Farm, Bowgreave	27	27	0	Yes	27	0	17/00013/REMMAJ
SA1/18	Garstang Road, Bowgreave	46	46	0	Yes	46	0	19/00042/REMMAJ
SA1/19	Land South of Calder House Lane, Bowgreave	45	44	0	Yes	44	-1	18/00745/REMMAJ
SA1/20	Garstang Country Hotel and Golf Course, Bowgreave	95	87	0	Yes	87	-8	19/00338/REMMAJ 18/00824/FUL
SA1/21	Daniel Fold Farm, Daniel Fold Lane, Catterall	117	130	0	Yes	130	+13	16/00987/REMMAJ 19/01222/FULMAJ
SA1/22	Daniel Fold Farm Phase 2,	66	0	80	Yes	80	+14	16/00144/OUTMAJ 21/00484/FULMAJ



A	B	C	D	E	F	G	H	I
LP Site Reference	Site	Local Plan Allocation (units)	Granted Planning Permission 01/04/21 (units)	Pending Planning Application 15/09/21 (units)	Entire Allocation Area Covered by D & E (Yes/No)	Total	Variance (G-C)	Planning Applications or Approvals Relied Upon 15/09/2021 (Ref Number)
	Daniel Fold Lane, Catterall							
SA1/23	Land off Garstang Road, Barton	72	72	0	Yes	72	0	19/01020/REMMAJ
SA1/24	Land Rear of Shepherds Farm, Barton	34	34	0	Yes	34	0	18/00746/REMMAJ
SA1/25	Land Rear of 867 Garstang Road, Barton	26	0	39	Yes	39	+13	20/00907/FULMAJ
SA3/1	Fleetwood Docks and Marina, Fleetwood	120	0	0	No	120	0	
SA3/2	Joe Lane (Land Bounded by Garstang Road, A6 and Joe Lane)	242	266	0	Yes	266	+24	16/01065/RELMAJ 20/00284/FULMAJ 20/01009/FUL 20/01010/OUT
SA3/3	Land West of Great Eccleston	568	199	449	Yes	648	+80	16/00973/REMMAJ 18/01079/RELMAJ 18/00540/FULMAJ 19/00860/OULMAJ 21/00974/FULMAJ

A	B	C	D	E	F	G	H	I	
LP Site Reference	Site	Local Plan Allocation  (units)	Granted Planning Permission 01/04/21  (units)	Pending Planning Application 15/09/21  (units)	Entire Allocation Area Covered by D & E  (Yes/No)	Total	Variance  (G-C)	Planning Applications or Approvals Relied Upon 15/09/2021  (Ref Number)	
SA3/4	Forton Extension, Forton	310	0	195	No	310	0	18/00469/OULMAJ	
SA3/5	Land West of the A6 (Nateby Crossing), Garstang	270	270	222	Yes	222	-48	14/00458/OULMAJ 16/00241/OULMAJ 20/00340/RELMAJ	
SA4	Hillhouse Technology Enterprise Zone, Thornton	250	128	0	No	250	0	19/00347/FULMAJ	
							<b>TOTAL VARIANCE</b>	<b>+244</b>	

\*The figure of 222 dwellings includes the site capacity figures for two pending planning applications which includes a proposal for two 80 bed care homes. Care homes are included in Use Class C2 and in accordance with the governments Planning Practice Guidance notes, "Housing Supply and Delivery" and "Housing for Older and Disabled People" <https://www.gov.uk/government/collections/planning-practice-guidance> they can be counted against the LPA's housing requirement. The contribution is based on the amount of accommodation released in the housing market and is calculated using census data. Wyre Borough has an average of 1.81 adults living in households therefore the two 80 bed C2 care homes can be counted in the housing land supply as 88 units/dwellings (160 beds ÷ 1.81).