

Report to Wyre Council

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an Inspector appointed by the Secretary of State

Date: 21 December 2022

Planning and Compulsory Purchase Act 2004 (as amended)

Section 20

Report on the Examination of the Wyre Local Plan (2011-2031) incorporating Partial Update of 2022

The Plan was submitted for examination on 25 April 2022

The examination hearings were held on 27 and 28 September 2022

File Ref: PINS/U2370/429/7

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Abbreviations used in this report

Dpa	Dwellings per annum
FLP	Fylde Local Plan
Framework	National Planning Policy Framework
MM	Main Modification
OAHN	Objectively Assessed Housing Needs
PPG	Planning practice guidance
SA	Sustainability Appraisal
SHMA	Strategic Housing Market Assessment
UCO	Use Classes Order
The Plan	The Wyre Local Plan (2011-2031) incorporating Partial Update of 2022
WLP	Wyre Local Plan

Non-Technical Summary

This report concludes that the Wyre Local Plan (2011-2031) incorporating Partial Update of 2022 [the Plan] provides an appropriate basis for the planning of the District, provided that a number of main modifications [MMs] are made to it. Wyre Council has specifically requested that I recommend any MMs necessary to enable the Plan to be adopted.

Following the hearings, the Council prepared a schedule of the proposed MMs. The MMs were subject to public consultation over a six-week period between 12 October and 23 November 2022. In some cases I have amended their detailed wording. I have recommended their inclusion in the Plan after considering all the representations made in response to consultation on them.

The Main Modifications can be summarised as follows:

- Clarifying the relationship between the Wyre and Fylde Local Plans in terms of housing needs and requirements;
- Amending the housing requirement between 2011 and 2019 to reflect the Objectively Assessed Housing Need for that period;
- Updating housing completions and commitments;
- Clarifying the application of policy relating to First Homes; and
- Modifying policies to reflect changes to the Use Classes Order

Introduction

1. This report contains my assessment of the Wyre Local Plan (2011-2031) incorporating Partial Update of 2022 [the Plan] in terms of Section 20(5) of the Planning and Compulsory Purchase Act 2004 (as amended). It considers first whether the Plan's preparation has complied with the duty to co-operate. It then considers whether the Plan is compliant with the legal requirements and whether it is sound. The National Planning Policy Framework 2021 (paragraph 35) [the Framework] makes it clear that in order to be sound, a local plan should be positively prepared, justified, effective and consistent with national policy.
2. The starting point for the examination is the assumption that the local planning authority has submitted what it considers to be a sound plan. The Wyre Local Plan (2011-2031) incorporating Partial Update of 2022, submitted in April 2022, is the basis for my examination. It is the same document that was published for consultation in November 2021.

Main Modifications

3. In accordance with section 20(7C) of the 2004 Act, the Council requested that I should recommend any main modifications [MMs] necessary to rectify matters that make the Plan unsound and thus incapable of being adopted. My report explains why the recommended MMs are necessary. The MMs are referenced in bold in the report in the form **MM1**, **MM2** etc, and are set out in full in the Appendix.
4. Following the examination hearings, the Council prepared a schedule of proposed MMs. The MM schedule was subject to public consultation for six weeks between 12 October and 23 November 2022. I have taken account of the consultation responses in coming to my conclusions in this report and in this light I have made some amendments to the detailed wording of the MMs. None of the amendments significantly alters the content of the MMs as published for consultation or undermines the participatory processes that have been undertaken.

Policies Map

5. The Council must maintain an adopted policies map which illustrates geographically the application of the policies in the adopted development plan. When submitting a local plan for examination, the Council is required to provide a submission policies map showing the changes to the adopted policies map that would result from the proposals in the submitted local plan. In this case, the Plan does not result in any changes to the adopted policies map and therefore no submission policies map has been provided.

Context of the Plan and its title

6. Wyre sits at the northern end of the Fylde peninsula. Wyre, Blackpool, and Fylde are the three local planning authorities making up the peninsula. Despite some connectivity with the eastern neighbours of Preston and Lancaster, the peninsula forms a distinct housing market area and also has a high degree of economic self-containment.
7. This Plan is a partial update of the Wyre Local Plan [WLP], adopted in 2019. The WLP did not meet Wyre's full Objectively Assessed Housing Needs [OAHN], setting a requirement of 9,200 dwellings or 460 dwellings per annum [dpa] against an OAHN of 9,580 dwellings or 479 dpa, a shortfall of 380 dwellings. The main justification for a lower requirement was highways capacity.
8. However, the WLP included Policy LPR1 which required that the Council bring forward a partial update of the WLP with the objective of meeting the full OAHN. The Council has progressed and submitted this partial update in accordance with the timetable of early 2022 as set by Policy LPR1.
9. In bringing forward this Plan, the Council has also taken the opportunity to update some other policies to reflect revised national policy and regulations. In particular, Policies HP3 and HP4 are proposed to be modified to take into account the Government's Entry-Level and First Homes policies. There are also references to the changes to the Use Classes Order [UCO] and, in particular, to the creation of the new Use Class E which encompasses a number of town centre uses and B1 business use.
10. Having regard to all the evidence and the representations submitted I consider there is no need for me to examine in detail most of the unchanged aspects of the WLP. The Plan, once adopted, in combination with the remaining unchanged policies and supporting text of the WLP and the Joint Lancashire Minerals and Waste Local Plan, will constitute the development plan for Wyre. The Council is also undertaking a full review of the WLP with the Local Development Scheme of April 2022 indicating that preparation of a full update will take place in 2022/23 with the objective of submitting the Plan for examination in 2023.
11. The terminology within the Framework and Planning Practice Guidance [PPG] refers to the need to review policies in local plans to assess whether they need updating. Therefore, there is a distinction between review and update. In addition, in view of the focused nature of the 'update' to the WLP, the title of the consolidated Plan should be the Wyre Local Plan 2011-2031 (incorporating partial update of 2022). **MM01 to MM09, MM11 to MM13, MM20, and MM46** are necessary to reflect this terminology for clarity and to ensure consistency with national policy. I have also used the same terminology in this report.

Public Sector Equality Duty

12. I have had due regard to the aims expressed in S149(1) of the Equality Act 2010.

Assessment of Duty to Co-operate

13. Section 20(5)(c) of the 2004 Act requires that I consider whether the Council complied with any duty imposed on it by section 33A in respect of the Plan's preparation.
14. The Council has produced a Duty to Co-operate Statement of Compliance which sets out the background to the Partial Update, the pertinent strategic matters, and an overview of the engagement and cooperation that has taken place and continues to be undertaken. A Statement of Common Ground on strategic matters, included within the Compliance Statement, has been signed by Wyre Council, Lancashire County Council as the upper tier and local highway authority, National Highways, and the neighbouring local planning authorities of Blackpool, Fylde, Preston, Lancaster, and Ribble Valley.
15. There is common ground on Wyre's approach to how it has calculated its housing need. Furthermore, it has been established that there are currently no housing or other needs from neighbouring areas that Wyre needs to meet. It is also agreed with relevant highway authorities (Lancashire, National Highways and Blackpool) that there is no need to revisit transport and highways evidence to support the Partial Update. However, it is acknowledged that the forthcoming full review of the WLP will require further transport and highway assessments.
16. There is a relationship between the WLP and the Fylde Local Plan [FLP] which merits explanation in the context of the Duty to Co-operate. The FLP was adopted in 2018. At that time whether Wyre would have any unmet housing need was unknown. As a result the FLP included an early review trigger to allow consideration of any unmet housing need from Wyre. As explained above the adopted WLP which followed a year later had unmet needs and its own review policy. But the timing of the examination and adoption of the Partial Review of the FLP (2020/21) meant that it had to provide for Wyre's unmet need of 380 dwellings within its housing requirement.
17. However, provided that I find the Partial Update's approach to housing needs and requirement to be sound, Wyre would now be able to accommodate all of its housing needs for the Plan period of 2011-2031. Therefore, despite the provisions of the updated FLP, there would no longer be any unmet housing need. As to how Wyre's previous unmet need should be accounted for in the respective local plans is a matter which affects the housing requirement rather

than being fundamental to the duty to co-operate. I return to this later when I consider the housing requirement issue.

18. I am satisfied that where necessary the Council has engaged constructively, actively and on an on-going basis in the preparation of the Plan and that the duty to co-operate has therefore been met.
19. Although set out in supporting documentation, the Plan does not explain how this issue of unmet housing needs has evolved. **MM14** inserts explanation into the Plan for clarity, to support compliance with the duty to co-operate and to demonstrate that the Plan has been positively prepared. **MM10** is a consequential amendment removing a short reference to the duty to co-operate from elsewhere in the Plan.

Assessment of Other Aspects of Legal Compliance

20. The Plan has been prepared in accordance with the Council's Local Development Scheme.
21. Consultation on the Plan and the MMs was carried out in compliance with the Council's recently updated Statement of Community Involvement and the regulations.
22. The Council carried out a sustainability appraisal [SA] of the Plan, prepared a report of the findings of the appraisal, and published the report along with the plan and other submission documents under regulation 19. The SA assesses the effects of the housing requirement figure contained in the Plan. The development strategy contained in the WLP is not changing as a result of this Partial Update. The SA which accompanied the WLP assessed alternative housing need figures and strategies.
23. The Habitats Regulations Assessment Screening Report of November 2021 sets out why an Appropriate Assessment is not necessary.
24. The MMs do not require further SA or Habitat Regulations screening as the impact of the housing requirement now proposed has been assessed in earlier iterations. Other MMs do not impact on key sustainability issues/objectives or the Habitat Regulations process as they do not change the substance of policies.
25. The WLP contains strategic policies which, for a large part, will be unchanged by this partial update. The development plan, taken as a whole, includes policies to address the strategic priorities for the development and use of land in the local planning authority's area.

26. The WLP includes policies relating to sustainable design, travel and flood risk which will remain. The development plan, taken as a whole, comprising the WLP together with this partial update, includes policies designed to secure that the development and use of land in the local planning authority's area contribute to the mitigation of, and adaptation to, climate change.
27. The Plan complies with all other relevant legal requirements, including in the 2004 Act (as amended) and the 2012 Regulations.

Assessment of Soundness

Main Issues

28. Taking account of all the representations, the written evidence and the discussions that took place at the examination hearings, I have identified two main issues upon which the soundness of this plan depends. This report deals with these main issues. It does not respond to every point or issue raised by representors. Nor does it refer to every policy, policy criterion or allocation in the Plan.

Issue 1 – are the revisions to the housing need and requirement positively prepared, justified, effective and consistent with national policy?

Housing need

29. The WLP was examined under the 2012 Framework. A series of Strategic Housing Market Assessments [SHMA] between 2014 and 2017 provided the evidence base to support an OAHN of 9,580 dwellings. As discussed above, the WLP did not meet the OAHN, setting a requirement of 9,200 dwellings or 460 dpa, a shortfall of 380 dwellings.
30. Policy LPR1 required that the Council bring forward a 'partial review' of the WLP with the objective of meeting the full OAHN. Specific matters to be addressed included an update of OAHN.
31. The 2019 Framework (and subsequently the current 2021 version) introduced and retained the use of the standard method set out in the PPG for conducting local housing needs assessments and informing strategic policies. In updating its OAHN in accordance with Policy LPR1, the Council has established a revised local housing need figure of 296 dpa using the standard method. The Framework points to the use of the standard method unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends. The use of the standard method as a means of identifying the minimum annual housing need figure from 2019 is justified and

consistent with national policy. It is acknowledged that the PPG refers specifically to the need to review strategic policies early in circumstances where a housing requirement is significantly below the standard method, not above it. Whilst these circumstances do not apply in Wyre, the provisions of Policy LPR1 required the Council to review its housing needs early. But then in reviewing those needs, national policy has an expectation that the standard method should be used.

32. The PPG identifies circumstances when it may be appropriate to plan for a higher housing need figure above that produced by the standard method. Wyre is not subject to any growth strategies such as housing deals. There are no strategic infrastructure improvements driving a need for an increase in homes locally. As discussed above, there is no unmet need from neighbouring authorities.
33. The SHMA referred to above did assess need as significantly greater than the standard method. However, these were produced at least 5 years ago and cannot be considered to be recent. Moreover, the standard method now takes precedence.
34. Levels of housing delivery in the last few years have been significantly above the standard method figure¹. However, spikes in recent delivery are a reflection of the adoption of the WLP in 2019 and allocations coming on stream. High rates of delivery are anticipated to continue until 2028/29 but then tail off. Delivery from the start of the Plan period is more modest at an average of about 385 dpa. Whilst a factor to be taken into account, housing delivery does not justify an uplift on the standard method in this particular instance.
35. The PPG also points to the possibility of an increase in the total housing figures in the Plan where it could help deliver the required number of affordable homes. The 2017 SHMA showed an annual need of 134 affordable units in the period up to 2022 rising to 189 dpa thereafter. Affordable housing need has not been revisited as part of the Partial Update or this examination. But figures produced by the Council² show that affordable housing delivery has increased since 2019. Moreover, projections indicate that affordable housing completions will continue to exceed the assessed need until 2026-27. Therefore, in the short to medium term, affordable housing delivery will remain healthy. Based on the evidence before me, there is no need to increase the total housing figure to deliver the required number of affordable homes.

¹ Delivery at an average of around 518 dpa for the five year period 2017/18 to 2021/22

² Document EL5.002

36. The formula set out in the PPG identifies the minimum number of homes expected to be planned for, in a way which addresses projected household growth and historic under-supply.
37. The reduction in the housing need figure will not materially affect the strategy set out in the WLP. The majority of allocations already have planning permission. The Plan does not propose deleting any allocations. Therefore, the spatial strategy and distribution of development will not change. Moreover, the up to date position indicates that there is more than enough housing supply to ensure delivery as envisaged by the WLP requirement (see below). Indeed the figures also show that there would be sufficient supply to meet an OAHN of 479 dpa over the whole of the Plan period and also provide a five-year supply based on 479 dpa, applying a 5% buffer and using the Sedgefield method for dealing with the shortfall³. In these respects and pending the full review of the WLP, the use of the standard method will not materially reduce housing supply.
38. Factors such as the Covid 19 pandemic have led to economic uncertainty and a slowdown in the take up of employment land. However, the employment strategy and allocations, including that at Hillhouse Technology Enterprise Zone, which supported economic growth remain unaltered by the partial update. As housing delivery is unlikely to tail off in the short to medium term, given the supply position, the reduced housing figure in the partial update would not constrain jobs or economic growth or lead to any inconsistency between housing and employment growth facilitated by the Plan. There will be an opportunity to comprehensively consider both strands of the strategy in the full review of the WLP to maintain synergy and take into account changing economic circumstances.
39. In the context of this Partial Update and based on the evidence before me, there is no justification for an increase in the housing need figure over and above that derived from the standard method. The Inspector who examined the Partial Review of the FLP found the same approach in the neighbouring local planning authority to be sound some 14 months ago. Whilst other local planning authorities, such as those who are progressing a review of the Central Lancashire Core Strategy, may seek an uplift on the standard method figure, factors vary from authority to authority and the approach adopted by Wyre represents an appropriate strategy.
40. However, the full review of the WLP will provide an opportunity to undertake an assessment of the factors referred to in the PPG, including affordable housing need, to indicate whether a higher housing need figure should be planned for longer-term. **MM03** and **MM14** signpost this requirement to ensure that the Plan is positively prepared and consistent with national policy. There is no need for

³ See EL5.003

the MMs to be more specific in terms of the factors, given the reference to national policy and guidance.

Housing requirement and supply

41. The Council has applied the figure of 296 dpa from 2019 when the standard method was introduced into national policy. In terms of the period up to 2019, the submitted Plan requires 460 dpa, reflecting the constrained housing figure from the WLP.
42. Policy LPR1 requires that the partial update meets the full OAHN. Based on the assessments relevant to the period 2011 to 2019 that would have been 479 dpa. Moreover, as referred to above, the overall housing supply position is healthy. Therefore, to ensure that the Plan is positively prepared and consistent with national policy, a backdated requirement of 479 dpa should be built into Policies SP1 and HP1. As a result the total housing requirement would be 7,384 dwellings. The changes to Policies SP1 and HP1, their reasoned justifications, the context for site allocations in Section 9 and Monitoring Indicators would be secured by **MM15 to MM18, MM20, MM21, MM26, MM34 and MM45**.
43. As indicated above, with the use of the standard method Wyre has no unmet housing needs and headroom in its supply. Fylde is in a similar position. As strategic policies should provide for objectively assessed housing needs wherever possible, the previous unmet need for Wyre should be subsumed into its housing requirement. However, that need is no longer 380 dwellings because of the introduction of the standard method from 2019. It effectively comprises 152 dwellings which has already been largely met by completions early in the Plan period with any residual need to be met in the next year or two having regard to the trajectory. Whilst the FLP has effectively also catered for these needs, it does not result in any supply issues and there will be the opportunity to avoid double counting when the FLP is next reviewed.
44. The Plan was submitted before the up to date housing supply position at 31 March 2022 was known. During the examination the Council has provided the figures, including completions and commitments up to 31 March, and adjusted the windfall allowance. In order to be effective, **MM22, MM23 and MM47** update the housing supply position, including the relevant tables. In addition, so that the Plan is consistent with national policy, references to the use of a Housing Implementation Strategy to demonstrate how a five-year supply will be maintained are outdated and should be changed to a Housing Monitoring Report through **MM02, MM24, MM25 and MM44**.

Conclusion

45. Subject to the MMs identified above the revisions to the housing need and requirement are positively prepared, justified, effective and consistent with national policy.

Issue 2 – are the other policies in their updated form effective and consistent with national policy?

Affordable housing

46. The Council proposes changes to Policies HP3 and HP4 of the WLP to take into account the Government's Entry-Level Exceptions and First Homes policies contained within the Framework and PPG. In terms of First Homes neither policy, nor their explanation, refers to how they will be applied taking into account the contents of the PPG.
47. For effectiveness and to ensure consistency with national policy, the explanation to the policies should make it clear that the minimum discount of 30% and price cap of £250,000 will be applied pending the full review of the WLP. This would be secured by **MM27**.

Use Classes Order

48. The introductory chapter of the submitted Plan makes reference to changes to the UCO and, in particular, to the creation of the new Use Class E which encompasses a number of town centre uses and B1 business use. However, the Plan does not propose any changes to policy.
49. A number of employment, town centre and allocation policies refer to the B1 business and A1 shops use classes. For effectiveness Policies SP4, EP1, EP2, EP3, SA2, SA3, SA4, SA5 and SA7 should be amended so that they refer to Use Class E(g) rather than B1. Likewise Policy EP6 should be amended to refer to Use Class E(a) rather than A1 and Policy EP7 should be amended to refer to Use Class E(a), (b) and (c) and sui generis use rather than A. These changes would be achieved by **MM19, MM28 to MM30, MM32, MM33, and MM35 to MM43**.
50. There are also likely to be implications for Government policy on ensuring the vitality of town centres, and the Plan's employment and town centre policies, arising from the inclusion of employment and other uses within Class E. Therefore, for effectiveness and to ensure consistency with national policy, a reference to the possible use of conditions to restrict town centre uses on applications on employment allocations and in existing employment areas is necessary (**MM31**).

Other policies

51. The Plan also updates Policy SP4 to reflect the provisions of paragraph 80 of the 2021 Framework relating to the subdivision of existing residential buildings; the explanation to Policy SP6 (viability) to reflect paragraph 58 of the 2021 Framework and the requirement to make viability assessments publicly available; Policy EP5 to remove the requirement for office developments outside town centres to require an impact assessment in view of the contents of paragraph 90 of the Framework; and the explanation to Policy CDMP3 to reflect the references to design guides and codes in paragraphs 128 and 129 of the Framework. These updates are consistent with national policy.
52. The full review of the WLP will consider how to respond to more wide ranging issues such as climate change and biodiversity net gain, having regard to evidence, statute, regulations, and Government policy at that time.

Conclusion

53. Subject to the MMs identified above, the other policies in their updated form are effective and consistent with national policy.

Overall Conclusion and Recommendation

54. The Plan has a number of deficiencies in respect of soundness for the reasons set out above, which mean that I recommend non-adoption of it as submitted, in accordance with Section 20(7A) of the 2004 Act. These deficiencies have been explained in the main issues set out above.
55. The Council has requested that I recommend MMs to make the Plan sound and capable of adoption. I conclude that the duty to cooperate has been met and that with the recommended main modifications set out in the Appendix the Wyre Local Plan (2011-2031) incorporating Partial Update of 2022 satisfies the requirements referred to in Section 20(5)(a) of the 2004 Act and is sound.

Mark Dakeyne

INSPECTOR

This report is accompanied by an Appendix containing the Main Modifications.

Appendix to Inspector's Report

Wyre Local Plan (2011-2031) (incorporating partial update of 2022)

Schedule of Main Modifications

December 2022

Schedule of Proposed Main Modifications

The Wyre Local Plan (2011-2031) (incorporating partial update of 2022) was submitted for examination in April 2022. Hearings took place on the 27 and 28 September 2022. During the examination, including the hearing sessions, the Planning Inspector has identified a number of Main Modifications (MM) that are necessary to make the Plan sound. The reason for these MMs are set out in the Inspector's Report.

The schedule of MM are listed in the order they appear in the adopted Wyre Local Plan (2011-2031) and should be read alongside the Schedule of Revisions to the Wyre Local Plan (2011-2031) (Submission Document SDPR01).

Additions to text are shown as underlined. Deletions of text are shown as ~~striketrough~~.

Schedule of Main Modifications Proposed to the Wyre Local Plan (2011-2031) (incorporating partial update of 2022)

Mod Ref	Part of Plan	Modification
MM/01	Title of the Plan and headers	Amend title and headers to read: Wyre Local Plan Partial Review (2011-2031) (<u>incorporating partial update of 2022</u>)
MM/02	Contents	Amend contents page to read: 1.2 Preparation of the Wyre Local Plan Partial Review (2011-2031) (<u>incorporation partial update of 2022</u>) 10.3 Housing Implementation Strategy (HIS) <u>Housing Monitoring Report (HMR)</u>
MM/03	Chapter 1: Introduction ¶1.1.1-1.1.5 and new ¶1.1.6	Amend paragraph 1.1.1-1.1.5 and insert new paragraph 1.1.6 to read: 1.1.1 The Wyre Local Plan Partial Review (2011 – 2031) (<u>incorporating partial update of 2022</u>) is the key planning policy document which will shape Wyre for the period up to 2031. It provides a positive approach to planning in Wyre which makes provision towards meeting employment and housing needs within challenging environmental and infrastructure constraints. 1.1.2 The Wyre Local Plan Partial Review (2011 – 2031) (<u>incorporating partial update of 2022</u>), sets out the strategic framework to guide growth, detailed policies to manage development, and land allocations for housing and employment developments. The Wyre Local Plan Partial Review (2011 – 2031) (<u>incorporating partial update of 2022</u>) replaces the Wyre Local Plan (2011 – 2031). The Council will prepare supplementary planning documents where needed in order to provide supplementary guidance on the application of the policies in the Wyre Local Plan Partial Review (2011 – 2031) (<u>incorporating partial update of 2022</u>). 1.1.3 The Wyre Local Plan Partial Review (2011 – 2031) (<u>incorporating partial update of 2022</u>) forms part of the Development Plan for Wyre together with the Joint Lancashire Minerals and Waste Local Plan ¹ . Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that decisions made by local planning authorities on planning applications must be taken in accordance with the development plan unless material considerations indicate otherwise. In Wyre, Wyre Borough Council is the local

Mod Ref	Part of Plan	Modification
		<p>planning authority except for matters relating to minerals and waste which are the responsibility of Lancashire County Council.</p> <p>1.1.4 Neighbourhood Plans also form part of the Development Plan once adopted. At present there are no neighbourhood plans covering any part of Wyre. Three neighbourhood plan areas have been designated relating to the settlements of Barton, Dolphinholme and Garstang. It is the intention of the relevant Parish/Town Council's to prepare neighbourhood plans.</p> <p>1.1.5 The Local Plan has a start date of 2011 as this was the base date for the evidence base underpinning the preparation of the Plan.</p> <p><u>1.1.6 The Council commenced work on a Local Plan Full Review in January 2022. The Full Review will be supported by a new evidence base and will reconsider whether circumstances justify planning for a higher housing need figure than the standard method indicates, in accordance with national policy and guidance.</u></p>
MM/04	Chapter 1: Introduction Sub-heading 1.2	<p>Amend sub-heading 1.2 to read:</p> <p>1.2 Preparation of the Wyre Local Plan Partial Review (2011-2031) <u>(incorporating partial update of 2022)</u></p>
MM/05	Chapter 1: Introduction Proposed new ¶1.2.1 (proposed as part of the Publication draft Wyre Local Plan (2011-2031) (incorporating partial update of 2022))	<p>Amend paragraph 1.2.1 (proposed as part of the Publication draft Wyre Local Plan (2011-2031) (incorporating partial update of 2022)) to read:</p> <p>1.2.1 The Wyre Local Plan (2011 - 2031) was adopted on 28 February 2019. Policy LPR1 sets out three clear criteria which form the scope of the partial review <u>update</u> of that Local Plan. The specific matters to be addressed by the review include the following:</p>

Mod Ref	Part of Plan	Modification
MM/06	<p>Chapter 1: Introduction</p> <p>Proposed new ¶1.2.2 (proposed as part of the Publication draft Wyre Local Plan (2011-2031) (incorporating partial update of 2022))</p>	<p>Amend paragraph 1.2.2 (proposed as part of the Publication draft Wyre Local Plan (2011-2031) (incorporating partial update of 2022)) to read:</p> <p>1.2.2 Policy LPR1 is unequivocal, it is a focused partial <u>review update</u> and as such alteration to the plan period is not a part of that partial <u>review update</u>. Accordingly, this partial <u>review update</u> has considered the housing need and requirement within the plan period of the Wyre Local Plan (2011 - 2031). It has consequently incorporated alterations to relevant policies, to its supporting text and the monitoring chapter, including performance monitoring framework.</p>
MM/07	<p>Chapter 1: Introduction</p> <p>Proposed new ¶1.2.4 (proposed as part of the Publication draft Wyre Local Plan (2011-2031) (incorporating partial update of 2022))</p>	<p>Amend paragraph 1.2.4 (proposed as part of the Publication draft Wyre Local Plan (2011-2031) (incorporating partial update of 2022)) to read:</p> <p>1.2.4 The Council will carry out a separate full review of the Local Plan to meet the requirements of Regulation 10A. This will result in a replacement Local Plan which will supersede this Wyre Local Plan Partial Review (2011 - 2031) <u>(incorporating partial update of 2022)</u>. The full review will be prepared in accordance with the Local Development Scheme (LDS).</p>
MM/08	<p>Chapter 1: Introduction</p> <p>Proposed new ¶1.2.6 and 1.2.7</p>	<p>Amend paragraph 1.2.6 and 1.2.7 (proposed as part of the Publication draft Wyre Local Plan (2011-2031) (incorporating partial update of 2022)) to read:</p> <p>1.2.6 The Wyre Local Plan Partial Review (2011 - 2031) <u>(incorporating partial update of 2022)</u> is supported by the LPR1 background paper (2021) and contains the Council's local housing need assessment, prepared to accord with revised national planning policy. This concludes the housing need</p>

Mod Ref	Part of Plan	Modification
	(proposed as part of the Publication draft Wyre Local Plan (2011-2031) (incorporating partial update of 2022))	<p>figure for Wyre is 296 net dwellings per annum. It also sets out that the council does not consider it appropriate or justified to plan for a higher housing need figure than the standard method indicates. The housing need figure is therefore capable of being the housing requirement figure for Wyre. The housing requirement figure for the Wyre Local Plan Partial Review (2011 – 2031) (<u>incorporating partial update of 2022</u>) is therefore 296 net dwellings per annum. The total housing requirement for the Plan Period is therefore a minimum of 7,232 <u>7,384</u> net dwellings. This consists of 460 <u>479</u> net dwellings between 2011 and 2018/2019; and 296 net dwellings between 2019/2020 and 2031.</p> <p>1.2.7 Due to the focused scope of this partial review <u>update</u>, please note that reference to housing Objectively Assessed Need (OAN or OAHN) throughout the document was correct at the time the Wyre Local Plan (2011 – 2031) was adopted in 2019. Due to the update to guidance, policy review and proposed revisions to Policy HP1, in most instances, reference to Objectively Assessed Need should be read as housing requirement.</p>
MM/09	<p>Chapter 1: Introduction</p> <p>Proposed new ¶1.2.9 (proposed as part of the Publication draft Wyre Local Plan (2011-2031) (incorporating partial update of 2022))</p>	<p>Amend paragraph 1.2.9 (proposed as part of the Publication draft Wyre Local Plan (2011-2031) (incorporating partial update of 2022)) to read:</p> <p>1.2.9 As part of the partial review <u>update</u> and to accord with the Duty to Cooperate, Wyre Council has engaged with the three Highway Authorities: National Highways, Lancashire County Council and Blackpool Council. The authorities have agreed with Wyre Councils conclusion, that there is no longer a need to review highway evidence as the net housing requirement of 296 dwelling per annum will be met in full and no revisions to the existing housing land supply set out in the adopted Local plan <u>Plan</u> is proposed <u>are required</u>. It is therefore the case that a review of the highway and transport evidence is no longer necessary to enable the Council to meet its housing requirement in full. The Council will therefore not be presenting new highway and transport evidence as part of the partial review and any reference within the partial review <u>update</u> reflects the position when the Wyre Local Plan (2011 – 2031) was adopted.</p>
MM/10	<p>Chapter 1: Introduction</p> <p>Proposed new ¶1.2.10A</p>	<p>Delete paragraph 1.2.10A (proposed as part of the Publication draft Wyre Local Plan (2011-2031) (incorporating partial update of 2022)):</p>

Mod Ref	Part of Plan	Modification										
	(proposed as part of the Publication draft Wyre Local Plan (2011-2031) (incorporating partial update of 2022))	1.2.10 A Duty to Cooperate Statement set's out Wyre's co-operation with various organisations in preparing the partial review. The Statement shows that Wyre has complied with the duty to cooperate.										
MM/11	<p>Chapter 1: Introduction</p> <p>Proposed new ¶1.2.11 (now 1.2.10) and Figure 1.1 (proposed as part of the Publication draft Wyre Local Plan (2011-2031) (incorporating partial update of 2022))</p>	<p>Amend paragraph 1.2.11 (now 1.2.10) and figure 1.1 (proposed as part of the Publication draft Wyre Local Plan (2011-2031) (incorporating partial update of 2022)) to read:</p> <p>1.2.11 1.2.10 The Wyre Local Plan Partial Review (2011 – 2031) (<u>incorporating partial update of 2022</u>) replaces in full the Wyre Local Plan (2011 – 2031). As set out in figure 1.1, the partial review <u>update</u> has amended six <u>20</u> policies and deleted one policy contained in the Wyre Local Plan (2011 – 2031). The amendments undertaken accord with the requirements of Policy LPR1 and the scope of the partial review <u>update</u> in regards to an update of the Objectively Assessed Housing Need (Local Housing Requirement) and to ensure conformity with the NPPF 2021. The amendments have also sought to provide clarity in relation to the revisions to the Use Classes Order that came into effect on 1 September 2020 (see section 1.5 below).</p> <p>Figure 1.1: Policies Superseded and Deleted by the Partial Review <u>Update</u></p> <table border="1" data-bbox="595 995 1697 1422"> <thead> <tr> <th data-bbox="595 995 1113 1139">Wyre Local Plan (2011 – 2031)</th> <th data-bbox="1113 995 1697 1139">Wyre Local Plan Partial Review (2011 – 2031) (<u>incorporating partial update of 2022</u>)</th> </tr> </thead> <tbody> <tr> <td data-bbox="595 1139 1113 1209">SP1 Development Strategy</td> <td data-bbox="1113 1139 1697 1209">SP1 Development Strategy</td> </tr> <tr> <td data-bbox="595 1209 1113 1279">SP4 Countryside Areas</td> <td data-bbox="1113 1209 1697 1279">SP4 Countryside Areas</td> </tr> <tr> <td data-bbox="595 1279 1113 1350">HP1 Housing Land Supply</td> <td data-bbox="1113 1279 1697 1350">HP1 Housing Requirement and Supply</td> </tr> <tr> <td data-bbox="595 1350 1113 1422">HP3 Affordable Housing</td> <td data-bbox="1113 1350 1697 1422">HP3 Affordable Housing</td> </tr> </tbody> </table>	Wyre Local Plan (2011 – 2031)	Wyre Local Plan Partial Review (2011 – 2031) (<u>incorporating partial update of 2022</u>)	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
Wyre Local Plan (2011 – 2031)	Wyre Local Plan Partial Review (2011 – 2031) (<u>incorporating partial update of 2022</u>)											
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											

Mod Ref	Part of Plan	Modification	
		HP4 Rural Exceptions	HP4 Exception Sites
		<u>EP1 Employment Land Supply</u>	<u>EP1 Employment Land Supply</u>
		<u>EP2 Existing Employment Areas</u>	<u>EP2 Existing Employment Areas</u>
		<u>EP3 Existing Employment Sites</u>	<u>EP3 Existing Employment Sites</u>
		EP5 Main Town Centre Uses	EP5 Main Town Centre Uses
		<u>EP6 Development in Defined Primary and Secondary Frontages</u>	<u>EP6 Development in Defined Primary and Secondary Frontages</u>
		<u>EP7 Local Convenience Stores</u>	<u>EP7 Local Convenience Stores</u>
		<u>SA2 Employment Development</u>	<u>SA2 Employment Development</u>
		<u>SA2/1 Carrfield Works, Park Lane, Preesall Hill</u>	<u>SA2/1 Carrfield Works, Park Lane, Preesall Hill</u>
		<u>SA2/2 Riverside Industrial Park Extension, Catterall</u>	<u>SA2/2 Riverside Industrial Park Extension, Catterall</u>
		<u>SA2/3 South of Goose Lane, Catterall</u>	<u>SA2/3 South of Goose Lane, Catterall</u>
		<u>SA3 Mixed Use Development</u>	<u>SA3 Mixed Use Development</u>
		<u>SA3/2 Joe Lane, Catterall</u>	<u>SA3/2 Joe Lane, Catterall</u>
		<u>SA4 Hillhouse Technology Enterprise Zone, Thornton</u>	<u>SA4 Hillhouse Technology Enterprise Zone, Thornton</u>

Mod Ref	Part of Plan	Modification	
		<u>SA5 Port of Fleetwood, Fleetwood</u>	<u>SA5 Port of Fleetwood, Fleetwood</u>
		<u>SA7 Brockholes Industrial Estate Extension, Catterall</u>	<u>SA7 Brockholes Industrial Estate Extension, Catterall</u>
		LPR1 Wyre Local Plan Review	
MM/12	<p>Chapter 1: Introduction</p> <p>Proposed new ¶1.2.12 and 1.2.13 (now 1.2.11 and 1.2.12) (proposed as part of the Publication draft Wyre Local Plan (2011-2031) (incorporating partial update of 2022))</p>	<p>Amend paragraph 1.2.12 and 1.2.13 (now 1.2.11 and 1.2.12) (proposed as part of the Publication draft Wyre Local Plan (2011-2031) (incorporating partial update of 2022)) to read:</p> <p>1.2.12 1.2.11 The Wyre Local Plan Partial Review (2011 – 2031) <u>(incorporating partial update of 2022)</u> is supported by a revised housing trajectory at 31 March 2024 <u>2022</u> monitoring base date.</p> <p>1.2.13 1.2.12 Hereafter, any references to the Local Plan are in reference to this Wyre Local Plan Partial Review (2011 – 2031) <u>(incorporating partial update of 2022)</u>, unless otherwise stated.</p>	
MM/13	<p>Chapter 1: Introduction</p> <p>Proposed new ¶ 1.3.5 (proposed as part of the Publication draft Wyre Local Plan (2011-2031) (incorporating</p>	<p>Amend paragraph 1.3.5 (proposed as part of the Publication draft Wyre Local Plan (2011-2031) (incorporating partial update of 2022)) to read:</p> <p>1.3.5 The Local Plan comprises both a written document (the ‘Written Statement’) and a Policy Map (The Adopted Policies Map 2019). The Partial Review <u>Update</u> has made no change to the adopted Local Plan Policies Map that was prepared for the previous Local Plan adopted in 2019, therefore it remains up to date for the Partial Review <u>Update</u>.</p>	

Mod Ref	Part of Plan	Modification
	partial update of 2022))	
MM/14	Chapter 1: Introduction Sub-heading 1.4	<p>Amend section 1.4 to read:</p> <p>1.4 The ‘Duty to Co-operate’</p> <p>1.4.1 The duty to cooperate was introduced in the Localism Act 2011. It places a legal duty on local planning authorities to engage constructively and actively, and to address strategic cross-boundary matters in preparing Local Plans. The duty to co-operate is not a duty to agree but rather to engage in a meaningful and substantive way in respect of cross border issues.</p> <p>1.4.2 Wyre has actively and constructively engaged with all adjoining districts and other organisations and partners such as the <u>Integrated Care Partnership (formerly Clinical Commissioning Groups (CCGs))</u>, Lancashire County Council, <u>National Highways (formerly Highways England)</u> and the Environment Agency, throughout the preparation of the Local Plan. This has included co-operation on key strategic and cross boundary matters, the preparation of joint evidence and studies where appropriate.</p> <p>1.4.3 On the Fylde Coast, Blackpool Council, Lancashire County Council, Fylde Council and Wyre Council have signed a Memorandum of Understanding governing co-operation on strategic matters. Meetings are held at officer and Member level to discuss strategic matters. A number of joint studies have been commissioned to inform the respective Local Plans of the three district councils. The co-operation between the four authorities is long standing and ongoing. The Council has also engaged with the other three adjoining local authorities – Lancaster City Council, Preston City Council and Ribble Valley Borough Council.</p> <p>1.4.4 Wyre has requested assistance from all adjoining authorities in meeting housing need arising in Wyre. No local authority has offered any assistance at present in accommodating the unmet housing need or any part of it. Fylde Borough Council has indicated that it will consider the matter when it reviews the adopted Fylde Local Plan. Lancaster City Council has asked Wyre for assistance in meeting Lancaster’s housing needs but in view of Wyre’s inability to meet its own housing needs has not offered any assistance to Lancaster.</p>

Mod Ref	Part of Plan	Modification
		<p><u>1.4.4 During the preparation of the Wyre Local Plan (2011-2031), Wyre Council wrote to Fylde Council in May 2016 under the duty to co-operate to request that they assist Wyre Council in meeting its full objectively assessed housing need. Although at the time Fylde Council were unable to assist, the Fylde Local Plan to 2032 as adopted in October 2018 included a commitment to undertake an early partial review of the Plan (whether partial or full) to examine the issue of unmet need in Wyre, in the circumstances of such a need arising.</u></p> <p><u>1.4.5 The Wyre Local Plan (2011-2031) was adopted in February 2019 and identified the objectively assessed need (OAN) for housing to be 479 net dwellings per annum, equating to 9,580 net dwellings over the plan period 2011-2031. The Local Plan delivered 9,200 dwellings (Policy SP1) or 460 dwellings per annum within the plan period. Therefore, at the point of adoption there was an unmet need of 380 net dwellings.</u></p> <p><u>1.4.6 The Wyre Local Plan (2011-2031) included Policy LPR1 which required the early partial update of the adopted plan. Policy LPR1 set out that the update would be a partial update only, with the objective of updating and meeting in full the OAN for housing. The partial update commenced in December 2019.</u></p> <p><u>1.4.7 The establishment of the unmet need through the adoption of the Wyre Local Plan (2011-2031) also triggered the review mechanism in the Fylde Local Plan to 2032. The Fylde Local Plan to 2032 (Incorporating Partial Review) was adopted in December 2021 and identifies a minimum housing requirement of 7,275 new homes. This is sufficient to meet the identified housing needs in Fylde and accommodated Wyre's unmet housing need of 380 dwellings, the equivalent to 30 dwellings per annum for the period 2019-2032, as part of its housing requirement, prior to the Partial Update of the Wyre Local Plan.</u></p> <p><u>1.4.8 As required by Policy LPR1, Wyre Council has considered the OAN for housing and in accordance with the National Planning Policy Framework, determining the minimum number of homes needed requires a housing needs assessment undertaken in accordance with the standard method. This gives a housing need figure of 7,384 dwellings over the plan period 2011-2031. Between 2011/2012 and 2018/2019, the housing requirement is 479 dwellings per annum; between 2019/20 and 2030/31, the housing requirement is 296 dwellings per annum, based upon the standard method.</u></p>

Mod Ref	Part of Plan	Modification
		<p><u>Wyre Council can meet its housing needs in full through the Partial Update and there is no unmet need in Wyre that falls to be considered by neighbouring local authorities. There is no longer any unmet housing need arising in Wyre that requires the 380 dwellings to be provided by the Fylde Local Plan to 2032 (incorporating Partial Review). When next updating its local plan, Fylde will need to take into account that Wyre can now meet its housing needs. Wyre has not been asked by any adjoining authority to consider accepting any unmet need.</u></p> <p><u>1.4.9 The Council commenced work on a Local Plan Full Review in January 2022. The Full Review will be supported by a new evidence base and will reconsider whether circumstances justify planning for a higher housing need than the standard method indicates, in accordance with national policy and guidance.</u></p> <p>4.4.5 1.4.10 The Duty to Cooperate Statement sets out Wyre’s co-operation with various organisations in preparing the Local Plan. The Statement shows that Wyre has complied with the duty to cooperate. Wyre is committed to cooperating with adjoining local authorities and other organisations in resolving issues and delivering the Local Plan.</p> <p>1.4.6 Following the hearing sessions in May and June 2018, the Council proposed modifications to the Local Plan which brought the Local Plan housing land supply closer to the identified housing OAN. However due to the outstanding shortfall and the existing position that no adjoining authority is able to assist Wyre in meeting unmet needs, the Local Plan includes a review mechanism in Policy LPR1 which commits the Council to an early partial review commencing in 2019 with submission of the review for examination by early 2022.</p>

Mod Ref	Part of Plan	Modification
MM/15	Chapter 4: Local Plan Strategy ¶ 4.1.6	Amend paragraph 4.1.6 to read: 4.1.6 Based on the housing evidence the Objectively Assessed Housing Need (OAHN) <u>housing requirement</u> is identified as, an annual figure of 296 dwellings or 7,232 <u>7,384</u> dwellings over the Local Plan period 2011-2031. <u>Between 2011/2012 and 2018/2019, the housing requirement is 460 479 dwellings per annum based on national policy for assessments of Objectively Assessed Housing Needs relevant for that period and between 2019/2020 and 2030/2031, the housing requirement is 296 dwellings per annum, based upon the standard method for assessing local housing need introduced into national policy in 2019.</u> On the basis of the employment evidence the Objectively Assessed Employment Need (OAEN), is identified as 43 hectares of employment land for B-class uses.
MM/16	Chapter 4: Local Plan Strategy Proposed new footnote 15 (proposed as part of the Publication draft Wyre Local Plan (2011-2031) (incorporating partial update of 2022))	Delete new footnote 15 (proposed as part of the Publication draft Wyre Local Plan (2011-2031) (incorporating partial update of 2022)): Between 2011/2012 and 2018/2019, the housing requirement was 460 479 dwellings per annum and between 2019/2020 and 2030/2031, the housing requirement is 296 dwellings per annum, based upon the standard method.
MM/17	Chapter 4: Local Plan Strategy ¶ 4.1.18	Amend paragraph 4.1.18 to read: 4.1.18 The table in Appendix E shows the proposed total residential development in each settlement and new employment allocations. The Local Plan seeks to deliver a minimum of 7,232 <u>7,384</u> dwellings within the Local Plan period 2011 – 2031 compared to an assessed supply of 9,423 <u>9,585</u> dwellings – a margin of difference of 2,191 <u>2,201</u> dwellings.

Mod Ref	Part of Plan	Modification
MM/18	Chapter 5: Strategic Policies Policy SP1 Development Strategy	Amend Policy SP1 (3) (proposed as part of the Publication draft Wyre Local Plan (2011-2031) (incorporating partial update of 2022) to read: 3. Within the period 2011 to 2031, the Local Plan will deliver a minimum 7,232 <u>7,384</u> dwellings and 43 hectares of employment land.
MM/19	Chapter 5: Strategic Policies Policy SP4 Countryside Areas	Amend Policy SP4 (4) (1) to read: 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 <u>B1</u> (now part of class <u>E(g)</u> , B2 and B8) uses appropriate to the rural area;
MM/20	Chapter 7: Housing Proposed new ¶ 7.1.2 (proposed as part of the Publication draft Wyre Local Plan (2011-2031) (incorporating partial update of 2022))	Amend paragraph 7.1.2 (proposed as part of the Publication draft Wyre Local Plan (2011-2031) (incorporating partial update of 2022)) to read: 7.1.2 In accordance with the partial review <u>update</u> , an update of the objectively assessed housing need has been undertaken. This concludes the housing need figure for Wyre is <u>as follows: Between 2011/2012 and 2018/2019, the housing requirement is 479 460 dwellings per annum; between 2019/2020 and 2030/2031, the housing requirement is 296 dwellings per annum, based upon the standard method. 296 net dwellings per annum. The housing requirement figure for the Wyre Local Plan Partial Review (2011—2031) (incorporating partial update of 2022) is therefore 296 net dwellings per annum.</u> The total housing requirement for the Plan Period is therefore 7,232 <u>7,384</u> net dwellings.
MM/21	Chapter 7: Housing	Delete proposed footnote 38 (proposed as part of the Publication draft Wyre Local Plan (2011-2031) (incorporating partial update of 2022)):

Mod Ref	Part of Plan	Modification																		
	Proposed new Footnote 38 (proposed as part of the Publication draft Wyre Local Plan (2011-2031) (incorporating partial update of 2022))	Between 2011/2012 and 2018/2019, the housing requirement is 460 dwellings per annum; between 2019/2020 and 2030/2031, the housing requirement is 296 dwellings per annum, based upon the standard method.																		
MM/22	Chapter 7: Housing ¶ 7.2.2	<p>Amend paragraph 7.2.2 to read:</p> <p>7.2.2 The Local Plan housing land supply is made up from completions since the start of plan period i.e. between 1 April 2011 and 31 March 2024 <u>2022</u> non-allocated sites with planning permission as at 31 March 2024 <u>2022</u>, allocated sites under policies SA1, SA3 and SA4 and a windfall allowance to take effect from 2024/25 <u>2025/26</u>. The table below shows the housing land position as at 31 March 2024 <u>2022</u> –</p> <table border="1" data-bbox="629 890 1659 1399"> <thead> <tr> <th data-bbox="629 890 703 943"></th> <th data-bbox="703 890 1323 943"></th> <th data-bbox="1323 890 1659 943">Number of Dwellings</th> </tr> </thead> <tbody> <tr> <td data-bbox="629 943 703 1034">a.</td> <td data-bbox="703 943 1323 1034">Completions 1 April 2011 – 31 March 2024 <u>1 April 2011 – 31 March 2022</u></td> <td data-bbox="1323 943 1659 1034">3,490 <u>4,239</u></td> </tr> <tr> <td data-bbox="629 1034 703 1125">b.</td> <td data-bbox="703 1034 1323 1125">Large sites with planning permission at 31 March 2024 <u>31 March 2022</u></td> <td data-bbox="1323 1034 1659 1125">762 <u>691</u></td> </tr> <tr> <td data-bbox="629 1125 703 1216">c.</td> <td data-bbox="703 1125 1323 1216">Small sites with planning permission (discounted by 10%)</td> <td data-bbox="1323 1125 1659 1216">363 <u>295</u></td> </tr> <tr> <td data-bbox="629 1216 703 1307">d.</td> <td data-bbox="703 1216 1323 1307">Allocated sites (Policies SA1, SA3 & SA4) with planning permission</td> <td data-bbox="1323 1216 1659 1307">2,573 <u>3,068</u></td> </tr> <tr> <td data-bbox="629 1307 703 1399">e.</td> <td data-bbox="703 1307 1323 1399">Allocated sites (Policies SA1, SA3 & SA4) without planning permission</td> <td data-bbox="1323 1307 1659 1399">1,885 <u>992</u></td> </tr> </tbody> </table>			Number of Dwellings	a.	Completions 1 April 2011 – 31 March 2024 <u>1 April 2011 – 31 March 2022</u>	3,490 <u>4,239</u>	b.	Large sites with planning permission at 31 March 2024 <u>31 March 2022</u>	762 <u>691</u>	c.	Small sites with planning permission (discounted by 10%)	363 <u>295</u>	d.	Allocated sites (Policies SA1, SA3 & SA4) with planning permission	2,573 <u>3,068</u>	e.	Allocated sites (Policies SA1, SA3 & SA4) without planning permission	1,885 <u>992</u>
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Mod Ref	Part of Plan	Modification						
		<table border="1" data-bbox="629 193 1659 336"> <tr> <td data-bbox="629 193 707 280">f.</td> <td data-bbox="707 193 1323 280">Windfall allowance 2024/25-2025/26- 2031 (50x7 <u>6</u> yrs)</td> <td data-bbox="1323 193 1659 280">350 <u>300</u></td> </tr> <tr> <td data-bbox="629 280 707 336"></td> <td data-bbox="707 280 1323 336">TOTAL</td> <td data-bbox="1323 280 1659 336">9,423* <u>9,585*</u></td> </tr> </table> <p data-bbox="595 341 2042 411">*As shown in the March 2018 housing trajectory, from a total allocation of 5,232 dwellings only 5,192 are expected to be delivered within the Local Plan period to 2031.</p> <p data-bbox="595 416 2042 486">*As shown in the March 2022 housing trajectory, from a total remaining allocation of 4,104 dwellings only 4,060 are expected to be delivered within the Local Plan period to 2031.</p>	f.	Windfall allowance 2024/25-2025/26- 2031 (50x7 <u>6</u> yrs)	350 <u>300</u>		TOTAL	9,423* <u>9,585*</u>
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	TOTAL	9,423* <u>9,585*</u>						
MM/23	Housing ¶7.2.3	Amend paragraph 7.2.3 to read: 7.2.3 The Local Plan makes an allowance for windfall sites of less than 25 dwellings. Evidence of completions on non-allocated sites shows that an allowance of 50 dwellings per annum is justified. The windfall allowance will take effect from 31 March 2024 <u>2025</u> so as to avoid double counting with reference to sites with planning permission as at 31 March 2024 <u>2022</u> .						
MM/24	Chapter 7: Housing Proposed new ¶7.2.4 (proposed as part of the Publication draft Wyre Local Plan (2011-2031) (incorporating partial update of 2022))	Amend new Paragraph 7.2.4 (proposed as part of the Publication draft Wyre Local Plan (2011-2031) (incorporating partial update of 2022)) to read: 7.2.4 The Council publishes annually a <u>Housing Monitoring Report (HMR)</u> Housing Implementation Strategy (HIS) which sets out the Council's position on housing land supply in accordance with national planning policy and guidance. National policy requires that a five year supply of deliverable housing sites includes an appropriate buffer to ensure choice and competition. The appropriate level of buffer is determined on the basis of the Government's housing delivery test (HDT).						
MM/25	Chapter 7: Housing ¶ 7.2.8 (now ¶7.2.6 proposed as part	Amend paragraph 7.2.8 (now paragraph 7.2.6 proposed as part of the Publication draft Wyre Local Plan (2011-2031) (incorporating partial update of 2022))) to read:						

Mod Ref	Part of Plan	Modification
	of the Publication draft Wyre Local Plan (2011-2031) (incorporating partial update of 2022))	7.2.6 Annually the <u>HMR HIS</u> provides detailed information on the deliverability of housing sites, and when taken together with Local Plan provides the information necessary to demonstrate at least a five year supply.
MM/26	Chapter 7: Housing Amend new policy HP1 Housing Land Supply (proposed as part of the Publication draft Wyre Local Plan (2011-2031) (incorporating partial update of 2022))	Amend new Policy HP1 (proposed as part of the Publication draft Wyre Local Plan (2011-2031) (incorporating partial update of 2022)) to read: <div data-bbox="600 600 1783 1062" style="border: 1px solid black; background-color: #e6e6fa; padding: 10px;"> <p>HP1 Housing Requirement and Supply</p> <p>There is a minimum housing requirement of <u>479</u> 460 net additional dwellings per annum between 2011 and 2019.</p> <p>There is a minimum housing requirement of 296 net additional dwellings per annum between 2019 and 2031.</p> <p>Between 2011 and 2031, the Local Plan will deliver a minimum of <u>7,384</u> 7,232 net additional dwellings, of which, 5,192 will be on allocated sites in policies SA1, SA3 and SA4.</p> </div>
MM/27	Chapter 7: Housing New paragraph after ¶7.4.2	Insert new paragraph after 7.4.2 to read: <u>7.4.3 For First Homes, the nationally set criteria in the Planning Practice Guidance will apply in relation to market discount and price cap until this has been considered through the preparation of a new evidence base for the Local Plan Full Review.</u>

Mod Ref	Part of Plan	Modification										
MM/28	Chapter 8: Economy Policy EP1 Employment Land Supply	Amend Policy EP1 to read: <div style="border: 1px solid black; padding: 10px; background-color: #e6e6fa;"> <p>EP1 Employment Land Supply</p> <p>During the period 2011 – 2031 provision will be made for a minimum of 43 ha of employment land for <u>use class B1 (now part of class E(g)), B2 and B8 B-class use</u>.</p> <p>Land totalling 32.9 hectares will be allocated for <u>use class B1 (now part of class E(g), B2 and B8 B-class uses</u> as set out below, separated into the three distinct sub-markets:</p> <table border="1" data-bbox="824 619 1503 890" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th style="text-align: left;">Sub-market area</th> <th style="text-align: right;">Hectares</th> </tr> </thead> <tbody> <tr> <td>Wyre Peninsula</td> <td style="text-align: right;">20.5</td> </tr> <tr> <td>A6 Corridor</td> <td style="text-align: right;">10.05</td> </tr> <tr> <td>Rural Areas</td> <td style="text-align: right;">2.34</td> </tr> <tr> <td>Total</td> <td style="text-align: right;">32.89</td> </tr> </tbody> </table> </div>	Sub-market area	Hectares	Wyre Peninsula	20.5	A6 Corridor	10.05	Rural Areas	2.34	Total	32.89
Sub-market area	Hectares											
Wyre Peninsula	20.5											
A6 Corridor	10.05											
Rural Areas	2.34											
Total	32.89											
MM/29	Chapter 8: Economy Policy EP2 Existing Employment Areas	Amend Policy EP2 to read:										

EP2 Existing Employment Areas

1. Within the main Existing Employment Areas as defined on the adopted Policies Map, planning permission will be granted for development in Use Classes ~~use class~~ use class B1 (now part of class E(g)), B2 and B8.
2. Where the Employment Area is located within countryside areas outside defined settlement boundaries, proposed development must be of a scale and nature appropriate to the countryside location.
3. Planning permission will also be granted for an appropriate range of supporting uses, including cafes / canteens, crèches, and gyms provided that:
 - a) The scale of such uses, and their location and arrangement within the employment area, means that they will primarily serve those employed in that area; and
 - b) There would not be a significant or unacceptable reduction on the type, quality or quantity of employment land supply.
4. Proposals which are not directly supported by 1, 2 or 3 above will only be granted planning permission where it is clearly demonstrated that:
 - a) The development is of a scale that is required to secure the development of a wider site which safeguards or provides B1 (now part of class E(g)), B2 and B8 uses; or
 - b) It is for a commercial use as a car, bathroom, kitchen or conservatory showroom; and
 - c) There would not be an unacceptable reduction on the type, quality or quantity of employment land supply; and
 - d) The development will not prejudice the long term operation of the area for employment purposes.

Mod Ref	Part of Plan	Modification
MM/30	<p>Chapter 8: Economy</p> <p>Policy EP3 Existing Employment Sites</p>	<p>Amend Policy EP3 (1) to read:</p> <div style="border: 1px solid black; background-color: #e6e6fa; padding: 10px; margin: 10px 0;"> <p>EP3 Existing Employment Sites</p> <p>1. The redevelopment for other uses of a site that is or last was in B1 <u>(now part of class E(g))</u>, B2 or B8 use outside defined employment areas will only be permitted if:</p> <ul style="list-style-type: none"> a) <ul style="list-style-type: none"> (i) It is demonstrated that the site is not capable of a mixed use which would include an element of B1 <u>(now part of class E(g))</u>, B2 or B8 uses within the life of the Local Plan; or (ii) It is for a commercial use such as a car, bathroom, kitchen or conservatory, showroom; and b) <ul style="list-style-type: none"> (i) There would not be an unacceptable reduction on the type, quality or quantity of employment land supply; or (ii) The current B1 <u>(now part of class E(g))</u>, B2 or B8 use is incompatible with surrounding uses and causes an unacceptable level of disturbance and loss of amenity for these uses; or (iii) The community or regeneration benefits of the development outweigh the potential loss of an employment site. </div>
MM/31	<p>Chapter 8: Economy</p> <p>New ¶8.5.3</p>	<p>Insert new paragraph 8.5.3 to read:</p> <p><u>8.5.3 The Council will consider the use of conditions when granting planning permission for Class E (g) Uses on allocated employment sites (Policy EP1) and existing employment areas (Policy EP2) to restrict town centre uses in order to avoid significant adverse impacts on town centres.</u></p>
MM/32	<p>Chapter 8: Economy</p> <p>Policy EP6 Development in</p>	<p>Amend Policy EP6 Development in Defined Primary and Secondary Frontages to read:</p>

Mod Ref	Part of Plan	Modification
	Defined Primary and Secondary Frontages	<p data-bbox="645 256 1776 300">EP6 Development in Defined Primary and Secondary Frontages</p> <p data-bbox="645 344 1756 456">1. Proposals for development not falling into Use Class A1 (<u>now part of use class E(a)</u>) involving ground floor units in identified Primary Frontages will be permitted provided all the criteria below are met:</p> <ul style="list-style-type: none"> <li data-bbox="685 504 1733 695">a) A minimum of 70% of the defined length of frontage in the block would remain in A1 use (<u>now part of Use Class (E(a))</u>) taking into account unimplemented planning permissions for changes of use; or the premises have been marketed for a class A1 use (<u>now part of Class E(a)</u>) in accordance with Policy SP6 (Viability); <li data-bbox="685 703 1744 775">b) The proposed use is complementary⁴⁴ to the primary shopping function of the frontage and will contribute to vitality and viability; <li data-bbox="685 783 1749 855">c) The proposed use would not result in three adjoining non-A1 uses (<u>now part of use class E(a)</u>) in the block; <li data-bbox="685 863 1541 895">d) An active pedestrian level shopfront is retained/provided. <p data-bbox="645 943 1756 1054">2. Proposals for development not falling into Use Class A1 (<u>now part of use class E(a)</u>) involving ground floor units in identified Secondary Frontages will be permitted provided all the criteria below are met:</p> <ul style="list-style-type: none"> <li data-bbox="685 1102 1756 1294">a) A minimum of 50% of the defined length of frontage in the block would remain in A1 use (<u>now part of use class E(a)</u>) taking into account unimplemented planning permissions for changes of use; or the premises have been marketed for a class A1 use (<u>now part of use class E(a)</u>) in accordance with Policy SP6 (Viability); <li data-bbox="685 1302 1666 1374">b) The proposed use is complementary⁴⁵ to the secondary shopping function of the frontage and will contribute to vitality and viability; <li data-bbox="685 1382 1541 1414">c) An active pedestrian level shopfront is retained/provided.

Mod Ref	Part of Plan	Modification
MM/33	<p>Chapter 8: Economy</p> <p>Policy EP7 Local Convenience Stores</p>	<p>Amend Policy EP7 (1) (b) to read:</p> <div data-bbox="600 288 1742 491" style="border: 1px solid black; background-color: #e6e6fa; padding: 5px;"> <p>b) There are no available existing units in class A <u>(now part of class E(a)(b)(c) and Sui Generis)</u> use within reasonable walking distance, typically 500 metres of the proposal, which would be capable of accommodating the development and serving an area currently not being served;</p> </div>
MM/34	<p>Chapter 9: Site Allocations</p> <p>Proposed new ¶9.2.1 (proposed as part of the Publication draft Wyre Local Plan (2011-2031) (incorporating partial update of 2022))</p>	<p>Amend paragraph 9.2.1 (proposed as part of the Publication draft Wyre Local Plan (2011-2031) (incorporating partial update of 2022)) to read:</p> <p>9.2.1 The Local Plan ensures that sufficient deliverable land is available for a minimum <u>7,384</u> 7,232 net dwellings to meet the full housing requirement for the period 2011-2031.</p>

Mod Ref	Part of Plan	Modification															
MM/35	Chapter 9: Site Allocations Policy SA2 Employment Development	Amend Policy SA2 Employment Development to read: <div style="border: 1px solid black; padding: 10px; background-color: #e6e6fa;"> <p>SA2 Employment Development</p> <p>The following sites, shown on the adopted Policies Map, are allocated for employment development (Use Classes B1 (<u>now part of class E(g)</u>), B2 and B8) within the Plan period, subject to the Key Development Considerations set out below.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Site Ref</th> <th style="text-align: center;">Site</th> <th style="text-align: center;">Hectares</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">SA2/1</td> <td>Carrfield Works, Preesall Hill</td> <td style="text-align: center;">0.34</td> </tr> <tr> <td style="text-align: center;">SA2/2</td> <td>Riverside Industrial Park Extension, Catterall</td> <td style="text-align: center;">3.42</td> </tr> <tr> <td style="text-align: center;">SA2/3</td> <td>South of Goose Lane, Catterall</td> <td style="text-align: center;">1.00</td> </tr> <tr> <td style="text-align: center;">Total</td> <td></td> <td style="text-align: center;">4.76</td> </tr> </tbody> </table> </div>	Site Ref	Site	Hectares	SA2/1	Carrfield Works, Preesall Hill	0.34	SA2/2	Riverside Industrial Park Extension, Catterall	3.42	SA2/3	South of Goose Lane, Catterall	1.00	Total		4.76
Site Ref	Site	Hectares															
SA2/1	Carrfield Works, Preesall Hill	0.34															
SA2/2	Riverside Industrial Park Extension, Catterall	3.42															
SA2/3	South of Goose Lane, Catterall	1.00															
Total		4.76															
MM/36	Chapter 9: Site Allocations Site SA2/1 – Carrfield Works, Park Lane, Preesall Hill	Amend Site Allocation SA2/1 to read: <div style="border: 1px solid black; padding: 5px; background-color: #e6e6fa;"> <table style="width: 100%;"> <tr> <td style="width: 20%;">Use Class:</td> <td>B1 (<u>now part of class E(g)</u>), B2 and B8 Employment</td> </tr> </table> </div>	Use Class:	B1 (<u>now part of class E(g)</u>), B2 and B8 Employment													
Use Class:	B1 (<u>now part of class E(g)</u>), B2 and B8 Employment																
MM/37	Chapter 9: Site Allocations Site SA2/2 – Riverside Industrial	Amend Site Allocation SA2/2 to read: <div style="border: 1px solid black; padding: 5px; background-color: #e6e6fa;"> <table style="width: 100%;"> <tr> <td style="width: 20%;">Use Class:</td> <td>B1 (<u>now part of class E(g)</u>), B2 and B8 Employment</td> </tr> </table> </div>	Use Class:	B1 (<u>now part of class E(g)</u>), B2 and B8 Employment													
Use Class:	B1 (<u>now part of class E(g)</u>), B2 and B8 Employment																

Mod Ref	Part of Plan	Modification		
	Park Extension, Catterall			
MM/38	Chapter 9: Site Allocations Site SA2/3 – South of Goose Lane, Catterall	Amend Site Allocation SA2/3 to read: <table border="1" data-bbox="595 371 1771 443"> <tr> <td data-bbox="595 371 891 443">Use Class:</td> <td data-bbox="891 371 1771 443">B1 (<u>now part of class E(g)</u>), B2 and B8 Employment</td> </tr> </table>	Use Class:	B1 (<u>now part of class E(g)</u>), B2 and B8 Employment
Use Class:	B1 (<u>now part of class E(g)</u>), B2 and B8 Employment			
MM/39	Chapter 9: Site Allocations Policy SA3 Mixed Use Development	Amend Policy SA3 to read: <table border="1" data-bbox="595 699 1765 943"> <tr> <td data-bbox="595 699 1765 943"> <p>SA3 Mixed Use Development</p> <p>The following sites, shown on the adopted Policies Map, are allocated for mix residential and employment development (Use Classes B1 (<u>now part of class E(g)</u>), B2 and B8) within the Plan period, subject to the Key Development Considerations set out below for each site.</p> </td> </tr> </table>	<p>SA3 Mixed Use Development</p> <p>The following sites, shown on the adopted Policies Map, are allocated for mix residential and employment development (Use Classes B1 (<u>now part of class E(g)</u>), B2 and B8) within the Plan period, subject to the Key Development Considerations set out below for each site.</p>	
<p>SA3 Mixed Use Development</p> <p>The following sites, shown on the adopted Policies Map, are allocated for mix residential and employment development (Use Classes B1 (<u>now part of class E(g)</u>), B2 and B8) within the Plan period, subject to the Key Development Considerations set out below for each site.</p>				
MM/40	Chapter 9: Site Allocations Policy SA3/2 Joe Lane, Catterall	Amend Site Allocation SA3/2 Key Development Consideration (2) to read: <table border="1" data-bbox="595 1034 1765 1225"> <tr> <td data-bbox="595 1034 1765 1225"> <p>2. The development must include a local centre to include a convenience store of not more than 500sqm (gross). Gross floor space within A - class uses (<u>now part of class E(a)(b)(c) and Sui Generis</u>) at the local centre should not exceed 1500 m² and each individual unit should not exceed 500m² (gross).</p> </td> </tr> </table>	<p>2. The development must include a local centre to include a convenience store of not more than 500sqm (gross). Gross floor space within A - class uses (<u>now part of class E(a)(b)(c) and Sui Generis</u>) at the local centre should not exceed 1500 m² and each individual unit should not exceed 500m² (gross).</p>	
<p>2. The development must include a local centre to include a convenience store of not more than 500sqm (gross). Gross floor space within A - class uses (<u>now part of class E(a)(b)(c) and Sui Generis</u>) at the local centre should not exceed 1500 m² and each individual unit should not exceed 500m² (gross).</p>				
MM/41	Chapter 9: Site Allocations Policy SA4 Hillhouse	Amend Policy SA4 Hillhouse Technology Enterprise Zone, Thornton to read:		

Mod Ref	Part of Plan	Modification				
	Technology Enterprise Zone, Thornton	<p>Site Description</p> <p>The site is the former ICI chemical production facility located adjacent to the Wyre Estuary in Thornton. The site contains a range of existing businesses and extensive parcels of vacant land.</p> <table border="1" data-bbox="645 448 1749 635"> <tr> <td data-bbox="645 448 931 520">Site Area:</td> <td data-bbox="931 448 1749 520">137.75 Hectares</td> </tr> <tr> <td data-bbox="645 520 931 635">Site Delivery:</td> <td data-bbox="931 520 1749 635">The site is expected to be fully developed within the Plan period</td> </tr> </table> <p>Hillhouse Technology EZ is a sub regionally significant employment area on the Fylde Coast which will also contribute to local employment needs. It has the potential to accommodate a diverse range of businesses, in particular within the chemical and advance manufacturing and energy sectors.</p> <p>This site is to be brought forward in line with a masterplan for the Enterprise Zone to be produced covering the whole of the designated Area. The masterplan must be agreed by the Council prior to the granting of planning permission for any part of the site.</p> <p>The site must deliver 250 dwellings and at least 13 hectares of employment development within use classes B1 (<u>now part of class E(g)</u>), B2 and B8. Other complementary commercial uses including an element of small convenience A1 retail store of not more than 400 sq.m. to support the residential and employment development would be acceptable.</p>	Site Area:	137.75 Hectares	Site Delivery:	The site is expected to be fully developed within the Plan period
Site Area:	137.75 Hectares					
Site Delivery:	The site is expected to be fully developed within the Plan period					
MM/42	Chapter 9: Site Allocations Policy SA5 Port of Fleetwood	Amend Policy SA5 to read:				

Mod Ref	Part of Plan	Modification				
		<div data-bbox="604 229 1778 1070" style="border: 1px solid black; padding: 10px;"> <p data-bbox="622 240 864 272">Site Description</p> <p data-bbox="622 304 1688 416">The site is the former Ro-Ro ferry terminal located at the mouth of the River Wyre and retains its Port designation. The site is previously developed and consists of hard standing.</p> <table border="1" data-bbox="622 437 1756 660"> <tr> <td data-bbox="629 448 913 507">Site Area:</td> <td data-bbox="913 448 1756 507">7.6 Hectares</td> </tr> <tr> <td data-bbox="629 507 913 660">Site Delivery:</td> <td data-bbox="913 507 1756 660">It is expected that the Port Related operations will resume on the site within the plan period and the site will be fully delivered.</td> </tr> </table> <p data-bbox="622 683 1765 863">The Port of Fleetwood as shown on the adopted Policies Map is safeguarded for port related development. Other employment development within use class B1 (<u>now part of class E(g)</u>), B2 and B8 will be permitted where it is demonstrated that the development would benefit from the specific port location and it will not prejudice the long term operation of the Port.</p> <p data-bbox="622 884 1765 954">The site must deliver at least 7 hectares of port related / development within use class B1 (<u>now part of class E(g)</u>), B2 and B8.</p> <p data-bbox="622 975 1765 1045">Other non-retail commercial and residential development will be supported where it is demonstrated that it will not prejudice the long term operation of the Port.</p> </div>	Site Area:	7.6 Hectares	Site Delivery:	It is expected that the Port Related operations will resume on the site within the plan period and the site will be fully delivered.
Site Area:	7.6 Hectares					
Site Delivery:	It is expected that the Port Related operations will resume on the site within the plan period and the site will be fully delivered.					

Mod Ref	Part of Plan	Modification						
MM/43	<p>Chapter 9: Site Allocations</p> <p>Policy SA7 Brockholes Industrial Estate Extension, Catterall</p>	<p>Amend Policy SA7 to read:</p> <table border="1" data-bbox="595 260 1794 740"> <tr> <td data-bbox="595 260 898 331">Use Class:</td> <td data-bbox="898 260 1794 331">B1 <u>(now part of class E(g))</u>, B2 and B8 Employment</td> </tr> <tr> <td colspan="2" data-bbox="595 331 1794 504"> <p>Site Description</p> <p>The site comprises greenfield land located to the east of an established industrial estate. It would provide an extension to the existing industrial estate.</p> </td> </tr> <tr> <td colspan="2" data-bbox="595 504 1794 740"> <p>Key Development Considerations</p> <p>1. The allocation is B-class uses <u>(B1 now part of class E(g))</u>. Other non-retail commercial development will be acceptable if it is demonstrated that it would support delivery of B-class uses <u>(B1 now part of class E(g))</u>. Residential development will not be permitted.</p> </td> </tr> </table>	Use Class:	B1 <u>(now part of class E(g))</u> , B2 and B8 Employment	<p>Site Description</p> <p>The site comprises greenfield land located to the east of an established industrial estate. It would provide an extension to the existing industrial estate.</p>		<p>Key Development Considerations</p> <p>1. The allocation is B-class uses <u>(B1 now part of class E(g))</u>. Other non-retail commercial development will be acceptable if it is demonstrated that it would support delivery of B-class uses <u>(B1 now part of class E(g))</u>. Residential development will not be permitted.</p>	
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<p>Key Development Considerations</p> <p>1. The allocation is B-class uses <u>(B1 now part of class E(g))</u>. Other non-retail commercial development will be acceptable if it is demonstrated that it would support delivery of B-class uses <u>(B1 now part of class E(g))</u>. Residential development will not be permitted.</p>								
MM/44	<p>Chapter 10: Monitoring the Local Plan</p> <p>Sub heading 10.3 ¶ 10.3.1-10.3.2 (now new ¶10.3.1 proposed as part of the Publication draft Wyre Local Plan (2011-2031) (incorporating partial update of 2022))</p>	<p>Amend sub heading 10.3 and new paragraph 10.3.1 (proposed as part of the Publication draft Wyre Local Plan (2011-2031) (incorporating partial update of 2022)) to read:</p> <p>10.3 Housing Implementation Strategy (HIS) <u>Housing Monitoring Report (HMR)</u></p> <p>10.3.1 The Council will prepare an annual <u>Housing Monitoring Report (HMR)</u> Housing Implementation Strategy (HIS) to demonstrate how a five-year supply of housing land is to be maintained in order to meet the required housing target. The <u>HMR</u> HIS will be updated annually at the end of the monitoring year. The <u>HMR</u> HIS monitors housing land supply and delivery against the Local Plan housing requirement. The <u>HMR</u> HIS incorporates the housing trajectory and the 5 year housing land supply position.</p>						
MM/45	Chapter 10: Monitoring the Local Plan	Amend PMI9 to read:						

Mod Ref	Part of Plan	Modification									
	<p>Table 10.1 Local Plan Performance Monitoring Indicators (PMI)</p> <p>Sub heading 10.3 ¶ 10.3.1-10.3.2 (now new ¶10.3.1 proposed as part of the Publication draft Wyre Local Plan (2011-2031) (incorporating partial update of 2022))</p>	<p>PM 19</p>	<p>Housing Trajectory: a) completions in previous years (since 2011) b) completions in reporting year c) extant planning permission from current year (up to 2031) d) managed delivery target</p>	<p>Meet local minimum target of providing 7,384 7,232 net new homes 2011-2031 (479 460 per annum between 2011 and 2018/19; and 296 per annum between 2019/20 and 2031)</p>	<p>1</p>		<p>1</p>		<p>Wyre Council</p>		
<p>MM/46</p>	<p>Appendix A: Housing and Employment Growth</p>	<p>Amend Appendix A (proposed as part of the Publication draft Wyre Local Plan (2011-2031) (incorporating partial update of 2022)) to read:</p> <p>The Wyre Local Plan Partial Review (2011 – 2031) (<u>incorporating partial update of 2022</u>) has amended six <u>20</u> policies and deleted one policy from the Wyre Local Plan 2011 – 2031.</p> <p>The current policies in the Wyre Local Plan (2011 – 2031) that will be superseded by the Wyre Local Plan Partial Review (2011 – 2031) (<u>incorporating partial update of 2022</u>) are set out below. All other policies remain unchanged.</p> <table border="1" data-bbox="595 1189 1796 1385"> <tr> <td data-bbox="595 1189 1182 1385"> <p>Relevant Policies of the Wyre Local Plan (2011 – 2031) which are to be superseded by the Wyre Local Plan Partial Review (2011 – 2031)</p> </td> <td data-bbox="1182 1189 1796 1385"> <p>Relevant Policies of the Wyre Local Plan Partial Review (2011 – 2031) (<u>incorporating partial update of 2022</u>) which will superseded the Policies in the Wyre Local Plan (2011 – 2031)</p> </td> </tr> </table>								<p>Relevant Policies of the Wyre Local Plan (2011 – 2031) which are to be superseded by the Wyre Local Plan Partial Review (2011 – 2031)</p>	<p>Relevant Policies of the Wyre Local Plan Partial Review (2011 – 2031) (<u>incorporating partial update of 2022</u>) which will superseded the Policies in the Wyre Local Plan (2011 – 2031)</p>
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Mod Ref	Part of Plan	Modification	
		<u>(incorporating partial update of 2022)</u>	
		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
		<u>EP1 Employment Land Supply</u>	<u>EP1 Employment Land Supply</u>
		<u>EP2 Existing Employment Areas</u>	<u>EP2 Existing Employment Areas</u>
		<u>EP3 Existing Employment Sites</u>	<u>EP3 Existing Employment Sites</u>
		EP5 Main Town Centre Uses	EP5 Main Town Centre Uses
		<u>EP6 Development in Defined Primary and Secondary Frontages</u>	<u>EP6 Development in Defined Primary and Secondary Frontages</u>
		<u>EP7 Local Convenience Stores</u>	<u>EP7 Local Convenience Stores</u>
		<u>SA2 Employment Development</u>	<u>SA2 Employment Development</u>
		<u>SA2/1 Carrfield Works, Park Lane, Preesall Hill</u>	<u>SA2/1 Carrfield Works, Park Lane, Preesall Hill</u>
		<u>SA2/2 Riverside Industrial Park Extension, Catterall</u>	<u>SA2/2 Riverside Industrial Park Extension, Catterall</u>
		<u>SA2/3 South of Goose Lane, Catterall</u>	<u>SA2/3 South of Goose Lane, Catterall</u>
		<u>SA3 Mixed Use Development</u>	<u>SA3 Mixed Use Development</u>
		<u>SA3/2 Joe Lane, Catterall</u>	<u>SA3/2 Joe Lane, Catterall</u>
		<u>SA4 Hillhouse Technology Enterprise Zone, Thornton</u>	<u>SA4 Hillhouse Technology Enterprise Zone, Thornton</u>

Mod Ref	Part of Plan	Modification																																																										
		<table border="1"> <tr> <td><u>SA5 Port of Fleetwood, Fleetwood</u></td> <td><u>SA5 Port of Fleetwood, Fleetwood</u></td> </tr> <tr> <td><u>SA7 Brockholes Industrial Estate Extension, Catterall</u></td> <td><u>SA7 Brockholes Industrial Estate Extension, Catterall</u></td> </tr> </table> <p>The current policy in the Wyre Local Plan (2011- 2031) that will be deleted by the Wyre Local Plan (2011- 2031) (incorporating partial update of 2022) is set out below.</p> <table border="1"> <tr> <td><u>Relevant Policy of the Wyre Local Plan (2011 – 2031) which will be deleted by the Wyre Local Plan (2011 – 2031) (incorporating partial update of 2022)</u></td> <td></td> </tr> <tr> <td><u>LPR1 Wyre Local Plan Review</u></td> <td></td> </tr> </table> <p><u>All other policies remain unchanged.</u></p>	<u>SA5 Port of Fleetwood, Fleetwood</u>	<u>SA5 Port of Fleetwood, Fleetwood</u>	<u>SA7 Brockholes Industrial Estate Extension, Catterall</u>	<u>SA7 Brockholes Industrial Estate Extension, Catterall</u>	<u>Relevant Policy of the Wyre Local Plan (2011 – 2031) which will be deleted by the Wyre Local Plan (2011 – 2031) (incorporating partial update of 2022)</u>		<u>LPR1 Wyre Local Plan Review</u>																																																			
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MM/47	Appendix E: Housing and Employment Growth	<p>Amend appendix E to read:</p> <table border="1"> <thead> <tr> <th rowspan="3">Settlement</th> <th colspan="6">Dwelling Numbers</th> <th colspan="2">Employment Land</th> </tr> <tr> <th rowspan="2">Completed 2011- 2018 2022</th> <th colspan="2">With Planning Permission⁵⁰</th> <th rowspan="2">New Housing Allocations ⁵¹</th> <th colspan="2">Total⁵²</th> <th rowspan="2">With Planning Permission ⁵³</th> <th rowspan="2">New Land</th> </tr> <tr> <th>Small Sites</th> <th>Large sites</th> <th>no</th> <th>%</th> <th>Hectares</th> </tr> </thead> <tbody> <tr> <td>Barton</td> <td>29 72</td> <td>5 0</td> <td>132 108</td> <td>0</td> <td>466 180</td> <td>1.9</td> <td>0</td> <td>0</td> </tr> <tr> <td>Bilsborrow</td> <td>45 22</td> <td>6 3</td> <td>0</td> <td>0</td> <td>21 25</td> <td>0.2 0.3</td> <td>0</td> <td>0</td> </tr> <tr> <td>Bowgreave</td> <td>24 201</td> <td>4 12</td> <td>225 49</td> <td>0</td> <td>253 262</td> <td>2.9 2.8</td> <td>0</td> <td>0</td> </tr> <tr> <td>Cabus</td> <td>4 15</td> <td>7 2</td> <td>0</td> <td>0</td> <td>8 17</td> <td>0.1 0.2</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	Settlement	Dwelling Numbers						Employment Land		Completed 2011- 2018 2022	With Planning Permission ⁵⁰		New Housing Allocations ⁵¹	Total ⁵²		With Planning Permission ⁵³	New Land	Small Sites	Large sites	no	%	Hectares	Barton	29 72	5 0	132 108	0	466 180	1.9	0	0	Bilsborrow	45 22	6 3	0	0	21 25	0.2 0.3	0	0	Bowgreave	24 201	4 12	225 49	0	253 262	2.9 2.8	0	0	Cabus	4 15	7 2	0	0	8 17	0.1 0.2	0	0
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Mod Ref	Part of Plan	Modification								
		Calder Vale	0	0	0	0	0	0	0	0
		Catterall	417 <u>437</u>	4 <u>5</u>	425 <u>156</u>	0	543 <u>598</u>	6.2 <u>6.4</u>	5.37	0
		Churchtown/ Kirkland	0	0 <u>1</u>	0	0	0 <u>1</u>	0 <u>0.01</u>	0	0
		Cleveleys	64 <u>180</u>	13 <u>5</u>	220 <u>249</u>	80 <u>0</u>	377 <u>434</u>	4.3 <u>4.6</u>	0	0
		Dolphinholme (Lower)	0	0	0	0	0	0	0	0
		Fleetwood	454 <u>462</u>	38 <u>21</u>	150 <u>83</u>	145	796 <u>711</u>	9.0 <u>7.6</u>	4.32	3.18
		Forton	44 <u>58</u>	4 <u>3</u>	0 <u>195</u>	340 <u>115</u>	355 <u>371</u>	4.0	0	1.00
		Garstang	468 <u>310</u>	9 <u>14</u>	529 <u>484</u>	330 <u>260</u>	4,036 <u>1,068</u>	11.8 <u>11.4</u>	4.68	0
		Great Eccleston	44 <u>219</u>	13 <u>4</u>	205 <u>426</u>	385 <u>99</u>	617 <u>748</u>	7.0 <u>8.0</u>	0	1.00
		Hambleton	94 <u>121</u>	10 <u>4</u>	184 <u>201</u>	0	288 <u>326</u>	3.3 <u>3.5</u>	0	0
		Hollins Lane	10 <u>119</u>	11 <u>2</u>	96 <u>9</u>	0	117 <u>130</u>	1.3 <u>1.4</u>	0	0
		Inskip	20 <u>82</u>	0	62 <u>30</u>	30 <u>0</u>	112	1.3 <u>1.2</u>	0	0
		Knott End/ Preesall	48 <u>54</u>	14 <u>11</u>	116 <u>112</u>	0	178 <u>177</u>	2.0 <u>1.9</u>	0	0
		Normoss	2 <u>11</u>	0	0	0	2 <u>11</u>	0.02 <u>0.1</u>	0	0
		Pilling	45 <u>109</u>	8 <u>0</u>	73 <u>16</u>	0	126 <u>125</u>	1.4 <u>1.3</u>	0	0
		Poulton-le-Fylde	275 <u>696</u>	36 <u>34</u>	949 <u>815</u>	300 <u>31</u>	4,560 <u>1,576</u>	17.7 <u>16.8</u>	0	0
		Preesall Hill	6 <u>13</u>	7 <u>9</u>	0	0	13 <u>22</u>	-0.1 <u>0.2</u>	0	0
		Scorton	4 <u>4</u>	3 <u>1</u>	0	0	4 <u>5</u>	0.04 <u>0.05</u>	0	0
		Stalmine	23 <u>121</u>	34 <u>17</u>	77 <u>74</u>	103 <u>25</u>	234 <u>237</u>	2.7 <u>2.5</u>	0	0

Mod Ref	Part of Plan	Modification								
		St Michaels	47 <u>20</u>	8 <u>6</u>	0	0	25 <u>26</u>	0.3	0	0
		Thornton	457 <u>616</u>	44 <u>2</u>	436 <u>757</u>	646 <u>317</u>	4,550 <u>1,692</u>	17.6 <u>18.1</u>	0	13.00
		Other	446 <u>297</u>	234 <u>172</u>	74 <u>39</u>	0	424 <u>508</u>	4.8 <u>5.4</u>	0.34	0
		Total	2,041 <u>4,239</u>	473 <u>328</u>	3,959 <u>3,803</u> ⁵⁴	2,329 ⁵⁴ <u>992</u>	8,802 <u>9,362</u>	100	14.71	18.18
		<p>⁵⁰ Planning permissions include those subject to a s106. Some sites are allocated in the Local Plan.</p> <p>⁵¹ New Allocations' include land that does not have planning permission.</p> <p>⁵² The 'Total' includes development which is expected to be delivered beyond 2031. As shown in the March 2018 <u>2022</u> Housing Trajectory, only 8,745 <u>9,318</u> dwellings from 8,802 <u>9,362</u> are expected to be delivered within the Local Plan period to 2031.</p> <p>⁵³ Planning permissions include those subject to a s106.</p> <p>⁵⁴ as shown in the housing Trajectory, only 2,289 dwellings from the 2,329 are expected to be delivered within the Local Plan period to 2031.</p> <p>⁵⁴ As shown in the Housing Trajectory, only <u>3,759</u> dwellings from the <u>3,803</u> are expected to be delivered within the Local Plan period to 2031.</p>								