



Wyre Borough Council
Date of Publication: 6 April 2022
Please ask for : Peter Foulsham
Democratic Services
and Scrutiny Manager
Tel: 01253 887606

Dear Councillor,

You are hereby summoned to attend a meeting of Wyre Borough Council to be held at the Civic Centre, Breck Road, Poulton-le-Fylde on **Thursday, 14 April 2022** commencing at 7.00 pm.

Yours sincerely,

A handwritten signature in black ink that reads 'Garry Payne'.

Garry Payne
Chief Executive

COUNCIL AGENDA

1. Apologies for absence

2. Confirmation of minutes

(Pages 5 - 14)

To approve as a correct record the Minutes of the meeting of the Council held on 10 March 2022.

3. Declarations of Interest

To receive any declarations of interest from any Member on any item on this agenda.

4. Announcements

To receive any announcements from the Mayor, Leader of the Council, Deputy Leader of the Council, Members of the Cabinet, a Chairman of a Committee or the Chief Executive.

5. Public questions or statements

To receive any questions or statements from members of the public under Procedure Rule 9.1 of the Council Procedure Rules.

No questions or statements have been received for this meeting from members of the public under Paragraph 9.1.

6. Questions "On Notice" from councillors

To receive any questions from Members of the Council to the Mayor, a member of the Cabinet or the Chairman of a Committee under Council Procedure Rule 12.1

7. Executive reports

To receive reports from Cabinet Members. (In accordance with Procedure Rule 11.3 Councillors will be able to ask questions or make comments).

- (a) Leader of the Council (Councillor Henderson) (Pages 15 - 18)
- (b) Resources Portfolio Holder (Councillor M Vincent) (Pages 19 - 22)
- (c) Street Scene, Parks and Open Spaces Portfolio Holder (Councillor Bridge) (Pages 23 - 26)
- (d) Planning Policy and Economic Development Portfolio Holder (Councillor Collinson) (Pages 27 - 28)
- (e) Neighbourhood Services and Community Safety Portfolio Holder (Councillor Berry) (Pages 29 - 32)
- (f) Leisure, Health and Community Engagement Portfolio Holder (Councillor Bowen) (Pages 33 - 36)

8. Treasury Management Policy and Annual Investment Strategy, Minimum Revenue Provision Policy Statement and Capital Strategy 2022/23 (Pages 37 - 86)

Report of Councillor Michael Vincent, Resources Portfolio Holder and Clare James, Corporate Director Resources.

9. Wyre Local Plan Partial Review (2011-2031) (Pages 87 - 398)

Report of Councillor Alice Collinson, Planning Policy and Economic Development Portfolio Holder and Marianne Hesketh, Corporate Director Communities.

10. Constitution (Scheme of Delegation) Amendments (Pages 399 - 434)

Report of Councillor David Henderson, Leader of the Council and Garry Payne, Chief Executive.

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| 11. Members' Allowances Scheme | (Pages 435 -
458) |
| Report of Clare James, Corporate Director Resources. | |
| 12. Overview and Scrutiny Committee - Annual Report | (Pages 459 -
480) |
| Report of Councillor John Ibison, Chairman of the Overview and Scrutiny Committee. | |
| 13. Periodic report - Audit Committee | (Pages 481 -
484) |
| Report of Councillor Lesley McKay, Chairman of the Audit Committee. | |
| 14. Notices of Motion | |
| None. | |

If you have any enquiries on this agenda, please contact Peter Foulsham, tel: 01253 887606, email: peter.foulsham@wyre.gov.uk

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Council Minutes

The minutes of the Council meeting of Wyre Borough Council held on Thursday, 10 March 2022 at the Council Chamber, Civic Centre, Poulton-le-Fylde.

Council members present:

Councillors Kay, Ballard, Lady D Atkins, Sir R Atkins, Baxter, Beavers, B Birch, Bowen, Bridge, Cartridge, Catterall, Collinson, E Ellison, P Ellison, Fail, Fairbanks, Gerrard, Henderson, Ibison, Ingham, Leech, Longton, McKay, Minto, Moon, Orme, O'Neill, Raynor, Robinson, Smith, Stirzaker, Swales, A Turner, S Turner, A Vincent, Matthew Vincent, Michael Vincent, D Walmsley and L Walmsley

Apologies for absence:

Councillors I Amos, Armstrong, Berry, C Birch, Cropper, George, Holden, Le Marinel and Webster

Failed to attend or tender apologies:

Councillor Williams

Officers present:

Garry Payne, Chief Executive
Marianne Hesketh, Corporate Director Communities
Clare James, Corporate Director Resources and Section 151 Officer
Veronica Wilson, Head of Finance
Emma Lyons, Communications and Visitor Economy Manager
Joanne Billington, Head of Governance and Business Support
Mary Grimshaw, Legal Services Manager and Monitoring Officer
Marianne Unwin, Democratic Services Officer

Other present:

Honorary Alderman John Hodgkinson

No members of the public or press attended the meeting.

Before the meeting began, those who were in attendance participated in a one minute's silence in memory of Councillor Rita Amos who passed away on Thursday 3 March 2022 and for those people suffering as a result of the war in Ukraine.

63 Confirmation of minutes

The Leader of the Council, Councillor Henderson, proposed and the Deputy

Leader of the Council, Councillor Michael Vincent, seconded that the minutes of the meeting of the full Council held on 27 January 2022 be confirmed as a correct record.

It was **agreed** (unanimously) that the minutes of the full Council meeting held on 27 January 2022 be confirmed as a correct record.

64 Declarations of Interest

None.

65 Announcements

The Mayor invited the Leader of the Council to say a few words in memory of Councillor Rita Amos. This was followed by tributes from the Deputy Leader of the Council, Councillor Michael Vincent, the Leader of the Opposition, Councillor Rob Fail and Honorary Alderman, John Hodgkinson.

Councillor Andrea Kay held a collection in aid of the Ukraine Humanitarian Appeal.

66 Public questions or statements

None received.

67 Questions "On Notice" from councillors

None received.

68 Amendment to Localised Council Tax Support Scheme 2022/23 - Energy Bill Rebate

The Resources Portfolio Holder, Councillor Michael Vincent, and the Corporate Director Resources, Clare James submitted a report for the approval of the amendment to the LCTS Scheme for the 2022/23 financial year agreed at the Full Council on 28 October 2021.

Councillor Henderson proposed, Councillor Michael Vincent seconded and it was **agreed** (unanimously) that the LCTS Scheme for the 2022/23 financial year agreed at the Full Council meeting on 28 October 2021, be amended to reflect the requirement to disregard the £150 Energy Bill Rebate when calculating entitlement to LCTS. This was in accordance with amendments to the Council Tax Reduction Schemes (Prescribed Requirements) (England) Regulations 2012.

69 Pay Policy Statement 2022/23

The Leader of the Council, Councillor Henderson, and the Chief Executive, Garry Payne, submitted a report on the council's Pay Policy Statement 2022/23.

Councillor Henderson proposed, Councillor Michael Vincent, seconded and it was **agreed** (unanimously) that members noted and approved the Pay Policy Statement in respect of 2022/23, which was attached at Appendix A of the report.

70 Business Plan 2019 - 2023 (updated January 2022)

The Leader of the Council, Councillor Henderson and the Chief Executive, Garry Payne submitted a report seeking approval of the Council's Business Plan for 2019 – 2023 (updated for 2022).

Councillor Henderson proposed, Councillor Michael Vincent seconded and it was **agreed** (by 32 votes to 7) that the council's Business Plan for 2019 – 2023 (updated for 2022) be approved.

71 Council Tax 2022/23 - Revenue Budget and Capital Programme

The Leader of the Council, Councillor Henderson, submitted a report to determine the Council Tax for the Borough for the 2022/23 financial year. His report included reference to the report of the Resources Portfolio Holder and Corporate Director Resources and Section 151 Officer, which had been considered by the Cabinet at its meeting on 16 February 2022. The minute detailing the Cabinet's recommendations was set out in Appendix 1 of his report to this Council meeting.

It was proposed by Councillor Henderson and seconded by Councillor Michael Vincent that the recommendations made by the Cabinet be approved.

Following discussions, a vote was taken on the Cabinet's recommendations on the budget for 2022/23 and on the level of Council Tax as set out in 3.1, 3.2, 3.3 and 3.4 of the Leader's report.

The following members voted in support of the proposal: Councillors Lady D Atkins, Sir R Atkins, Ballard, Baxter, B Birch, Bowen, Bridge, Cartridge, Catterall, Collinson, E Ellison, P Ellison, Fairbanks, Gerrard, Henderson, Ibison, Ingham, Kay, Leech, McKay, Minto, Moon, O'Neill, Orme, Robinson, A Turner, S Turner, A Vincent, Matthew Vincent, Michael Vincent, D Walmsley and L Walmsley.

The following members voted against the proposal: Councillors Beavers, Fail, Longton, Raynor, Smith, Stirzaker and Swales.

Agreed:

1. That the formal Council Tax resolution as agreed by Cabinet 16 February 2022, as set out in Appendix 1 to these minutes, be approved.
2. That this Council's Band D equivalent Council Tax for the 2022/23 financial year of £214.74 together with parish precepts, as submitted in the report on the Budget, be approved for each of the valuation bands,

as set out in Table A of Appendix 2 to these minutes.

3. That it be noted that for the year 2022/23 the major precepting authorities have stated the following amounts in precepts, in accordance with Section 40 of the Local Government Finance Act 1992, for each of the categories of dwellings in the Council's area, as shown in Table B of Appendix 2 of these minutes.
4. That, having calculated the aggregate in each case of the amounts at 2 and 3 above, and in accordance with Sections 30 and 36 of the Local Government Finance Act 1992, the following amounts are set as the Council Tax for the year 2022/23 for each part of its areas for each of the categories of dwellings were, as shown in Table C of Appendix 2 to these minutes.

72 Notices of Motion

None.

Appendix to Council Minutes - 10 March 2022

The meeting started at 7.01 pm and finished at 8.32 pm.

Date of Publication: 15 March 2022.

Extract from the minutes of the Cabinet meeting on 16 February 2022.

CAB.32 Revenue Budget, Council Tax and Capital Estimates (annual report)

The Resources Portfolio Holder and Corporate Director Resources (S.151 Officer) submitted a report asking Cabinet for confirmation of the Revenue Budget, Council Tax, Revised Capital Budget 2021/22 and Capital Programme 2022/23 onwards. Councillor Michael Vincent expressed his thanks to Clare James, Veronica Wilson and her team who, he said, had been as thorough as ever.

Decisions

Cabinet agreed

1. That the following be approved and recommended to Council for their approval:-
 - a. The Revised Revenue Budget for the year 2021/22 and the Revenue Budget for 2022/23.
 - b. For the purpose of proposing an indicative Council Tax for 2023/24, 2024/25, 2025/26 and 2026/27 taking into account the Medium Term Financial Plan at Appendix 2 which reflects an increase of £5 each year, any increase will remain within the principles determined by the Government as part of the legislation relating to Local Referendums allowing the veto of excessive Council Tax increases.
 - c. Members' continuing commitment to the approach being taken regarding the efficiency savings, detailed within the council's 'Annual Efficiency Statement' at Appendix 1 of the report.
 - d. Any increases in the base level of expenditure and further additional expenditure arising during 2022/23 should be financed from existing budgets or specified compensatory savings, in accordance with the Financial Regulations and Financial Procedure Rules.
 - e. The use of all other Reserves and Balances as indicated in Appendices 4 and 5 of the report.
 - f. The manpower estimates for 2022/23 in Appendix 4 of the report.
 - g. In accordance with the requirements of the Prudential Code for Capital Finance, those indicators included at Appendix 7 of the report.

- h. The Revised Capital Budget for 2021/22 and the Capital Programme for 2022/23 onwards in Appendix 8 of the report.
2. That it be noted that, in accordance with the Council's Scheme of Delegation, as agreed by Council at their meeting on 24 February 2005:

- a. The amount of 38,004.46 had been calculated as the 2022/23 Council Tax Base for the whole area [(Item T in the formula in Section 31B of the Local Government Finance Act 1992, as amended (the "Act")); and

- b. A Council Tax Base, for dwellings in those parts of its area to which a Parish precept relates, had been calculated as indicated below:

Barnacre-with-Bonds	1,094.95
Bleasdale	58.48
Cabus	621.79
Catterall	978.85
Cloughton-on-Brock	407.50
Fleetwood	6,404.59
Forton	695.07
Garstang	1,838.05
Great Eccleston	743.21
Hambleton	1,067.66
Inskip-with-Sowerby	402.45
Kirkland	130.09
Myerscough and Bilsborrow	501.47
Nateby	209.65
Nether Wyresdale	329.09
Out Rawcliffe	265.30
Pilling	855.66
Preesall	1,900.70
Stalmine-with-Staynall	647.14
Upper Rawcliffe-with-Tarnacre	294.77
Winmarleigh	120.93

3. That the Council Tax requirement for the council's own purposes for 2022/23 (excluding Parish precepts) be £8,161,078.
4. That the following amounts be calculated for the year 2022/23 in accordance with Sections 31 to 36 of the Act:-
- a. **£71,386,560** Being the aggregate of the amounts which the council estimates for the

		items set out in Section 31A(2) of the Act taking into account all precepts issued to it by Parish Councils.
b.	£62,361,311	Being the aggregate of the amounts which the council estimates for the items set out in Section 31A(3) of the Act.
c.	£9,025,249	Being the amount by which the aggregate at 3.4(a) above exceeds the aggregate at 3.4(b) above, calculated by the council, in accordance with Section 31A(4) of the Act, as its Council Tax requirement for the year. (Item R in the formula in Section 31B of the Act).
d.	£237.48	Being the amount at 3.4(c) above (Item R) all divided by Item T (3.2(a) above), calculated by the council, in accordance with Section 31B of the Act, as the basic amount of its Council Tax for the year (including Parish precepts).
e.	£864,171	Being the aggregate amount of all special items (Parish precepts) referred to in Section 34(1) of the Act and as detailed in Appendix 6.
f.	£214.74	Being the amount at 3.4(d) above less the result given by dividing the amount at 3.4(e) above by Item T (3.2(a) above), calculated by the council, in accordance with Section 34(2) of the Act, as the basic amount of its Council Tax for the year for dwellings in those parts of its area to which no Parish precept relates.

- 5.** That the council's basic amount of Council Tax for 2022/23 was not considered excessive in accordance with principles approved under Section 52ZB of the Local Government Finance Act 1992.

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Table A: Parish Precepts

Valuation Bands

	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
	£	£	£	£	£	£	£	£
Barnacre-with-Bonds	147.73	172.35	196.97	221.59	270.83	320.07	369.32	443.18
Bleasdale	153.42	178.99	204.56	230.13	281.27	332.41	383.55	460.26
Cabus	152.81	178.27	203.74	229.21	280.15	331.08	382.02	458.42
Catterall	205.14	239.33	273.52	307.71	376.09	444.47	512.85	615.42
Claughton-on-Brock	175.88	205.19	234.51	263.82	322.45	381.07	439.70	527.64
Fleetwood	168.97	197.14	225.30	253.46	309.78	366.11	422.43	506.92
Forton	163.30	190.52	217.73	244.95	299.38	353.82	408.25	489.90
Garstang	178.35	208.08	237.80	267.53	326.98	386.43	445.88	535.06
Great Eccleston	173.66	202.60	231.55	260.49	318.38	376.26	434.15	520.98
Hambleton	168.14	196.16	224.19	252.21	308.26	364.30	420.35	504.42
Inskip-with-Sowerby	161.08	187.93	214.77	241.62	295.31	349.01	402.70	483.24
Kirkland	202.09	235.78	269.46	303.14	370.50	437.87	505.23	606.28
Myerscough and Bilsborrow	166.43	194.16	221.90	249.64	305.12	360.59	416.07	499.28
Nateby	156.34	182.40	208.45	234.51	286.62	338.74	390.85	469.02
Nether Wyresdale	184.43	215.17	245.91	276.65	338.13	399.61	461.08	553.30
Out Rawcliffe	160.75	187.55	214.34	241.13	294.71	348.30	401.88	482.26
Pilling	202.37	236.10	269.83	303.56	371.02	438.48	505.93	607.12
Preesall	178.03	207.70	237.37	267.04	326.38	385.72	445.07	534.08
Stalmine-with-Staynall	182.07	212.41	242.76	273.10	333.79	394.48	455.17	546.20
Upper Rawcliffe-with-Taranacre	160.12	186.81	213.49	240.18	293.55	346.93	400.30	480.36
Winmarleigh	163.56	190.82	218.08	245.34	299.86	354.38	408.90	490.68
All other area of the Borough	143.16	167.02	190.88	214.74	262.46	310.18	357.90	429.48

Table B: Precepts from major precepting authorities

Valuation Bands

	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
	£	£	£	£	£	£	£	£
Lancashire County Council (LCC)	1009.53	1177.78	1346.04	1514.29	1850.80	2187.31	2523.82	3028.58
Police and Crime Commissioner for Lancashire	157.63	183.91	210.18	236.45	288.99	341.54	394.08	472.90
Lancashire Combined Fire Authority	51.51	60.10	68.68	77.27	94.44	111.61	128.78	154.54

Table C: Total tax payments for Wyre (including precepts from parish councils and other precepting authorities)

Valuation Bands

	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
	£	£	£	£	£	£	£	£
Barnacre-with-Bonds	1366.40	1594.14	1821.87	2049.60	2505.06	2960.53	3416.00	4099.20
Bleasdale	1372.09	1600.78	1829.46	2058.14	2515.50	2972.87	3430.23	4116.28
Cabus	1371.48	1600.06	1828.64	2057.22	2514.38	2971.54	3428.70	4114.44
Catterall	1423.81	1661.12	1898.42	2135.72	2610.32	3084.93	3559.53	4271.44
Cloughton-on-Brock	1394.55	1626.98	1859.41	2091.83	2556.68	3021.53	3486.38	4183.66
Fleetwood	1387.64	1618.93	1850.20	2081.47	2544.01	3006.57	3469.11	4162.94
Forton	1381.97	1612.31	1842.63	2072.96	2533.61	2994.28	3454.93	4145.92
Garstang	1397.02	1629.87	1862.70	2095.54	2561.21	3026.89	3492.56	4191.08
Great Eccleston	1392.33	1624.39	1856.45	2088.50	2552.61	3016.72	3480.83	4177.00
Hambleton	1386.81	1617.95	1849.09	2080.22	2542.49	3004.76	3467.03	4160.44
Inskip-with-Sowerby	1379.75	1609.72	1839.67	2069.63	2529.54	2989.47	3449.38	4139.26
Kirkland	1420.76	1657.57	1894.36	2131.15	2604.73	3078.33	3551.91	4262.30
Myerscough and Bilsborrow	1385.10	1615.95	1846.80	2077.65	2539.35	3001.05	3462.75	4155.30
Nateby	1375.01	1604.19	1833.35	2062.52	2520.85	2979.20	3437.53	4125.04
Nether Wyresdale	1403.10	1636.96	1870.81	2104.66	2572.36	3040.07	3507.76	4209.32
Out Rawcliffe	1379.42	1609.34	1839.24	2069.14	2528.94	2988.76	3448.56	4138.28
Pilling	1421.04	1657.89	1894.73	2131.57	2605.25	3078.94	3552.61	4263.14
Preesall	1396.70	1629.49	1862.27	2095.05	2560.61	3026.18	3491.75	4190.10
Stalmine	1400.74	1634.20	1867.66	2101.11	2568.02	3034.94	3501.85	4202.22
Upper Rawcliffe-with-Tarnacre	1378.79	1608.60	1838.39	2068.19	2527.78	2987.39	3446.98	4136.38
Winmarleigh	1382.23	1612.61	1842.98	2073.35	2534.09	2994.84	3455.58	4146.70
All other areas of the Borough	1361.83	1588.81	1815.78	2042.75	2496.69	2950.64	3437.58	4085.50



Report of:	To:	Date
Councillor David Henderson, Leader of the Council	Council	14 April 2022

Executive Report: Leader of the Council

1. Purpose of report

1.1 To inform Council of progress on key objectives and the current position on a number of issues, as set out below.

2. Lancashire County Deal and Lancashire 2050 (an overarching strategic policy document)

2.1 Members will be aware that some months ago the Government issued a White Paper on Levelling Up which included a matrix related to County Deals and I brought to full Council a report in January on that subject. Since January there have been a number of Lancashire District Leaders and Lancashire Leaders/Chief Executives meetings with the main discussions being the development of a Lancashire County Deal but also Leaders agreed that work should commence on developing a strategic overarching Lancashire policy document entitled Lancashire 2050.

2.2 On 17 March I, along with the Leader, Deputy Leader and Cabinet Member for Regeneration from Lancashire County Council, met with Paul Maynard MP and Neil O’Brian MP who works to the Secretary of State Michael Gove MP to discuss both the Levelling Up agenda and specifically the opportunity the re-opening the rail link from Poulton to Fleetwood. The meeting was positive and as and when matters progress I will update Members.

2.3 Irrespective of the final outcome of a County Deal it is critical that Lancashire has in place an overarching strategic policy document and on 6 April a workshop was held with Lancashire Leaders and Chief Executives to scope out and agree Lancashire 2050 themes and priorities. The document will provide a strategic framework that sets out our shared vision, ambition, strategic priority areas and intended outcomes.

The County Deal has four themes:

2.4 Theme 1 - Economic Growth and Investment - To strengthen, grow and diversify our economy to extend the existing pockets of UK leading productivity across Lancashire as a whole and maximise the value of our people, land, and business assets. To deliver growth through

investment and manufacturing/innovation accelerators in town centres and local economies, unlocking strategic sites and focusing on jobs, skills, low carbon, health innovation, clean energy, and renewables.

- 2.5** Theme 2 - Transport, Connectivity and Infrastructure - To level up transport infrastructure along the east-west growth corridor and connect people, business, jobs, education and investment through improved transport supported by active travel, bus, cycling and walking and full fibre broadband therefore unlocking major development and employment investment.
- 2.6** Theme 3 - Early Years, Education, Adult Skills, and Employment Workstream - To increase focus on preparing children in the early years of life (0-5) for school readiness and to 'level up' the skills of the working age population, by ensuring that Lancashire residents can effectively access high quality skills provision and compete for employment opportunities. This will enable them to secure a better quality of life and maximise the existing and emerging strengths in Lancashire's economy including advanced manufacturing, low carbon technologies, clean energy, cyber, digital and data. We will balance both technical and academic routes into the labour market and reskill and upskill in the workplace. We will close the Level 4 gap and meet the technical skills needs of Lancashire's industry base, as well as inspiring young people about the plethora of local job opportunities.
- 2.7** Theme 4 – Environment, Climate Change and Housing Quality - To level up green action and investment in Lancashire to achieve our pathway to net zero carbon emissions, protecting our natural environment and neighbourhoods, investing in carbon reduction measures and transforming housing quality. To develop a skilled workforce and business supply chain, delivering large programmes to drive improvements in the energy efficiency and quality of homes.
- 2.8** The 2050 Plan will reflect the themes with the following themes will include a number of priority areas including Economic Prosperity; Transport and Infrastructure; Housing; Health and Wellbeing; Environmental Sustainability; Early Years; Employment and Skills and Place Making and Community Building.
- 2.9** An Executive Policy Working Group has been formed to drive forward both a County Deal and Lancashire 2050 and the Group is made up of a number of Chief Executives and Senior Officers including both our Chief Executive, Garry Payne and Corporate Director Communities, Marianne Hesketh.
- 2.10** When the overarching Strategic Policy Document Lancashire 2050 is in a final draft stage it will be brought before full Council for consideration.

3. Situation in Ukraine

- 3.1** The current crisis in Ukraine is creating the largest refugee crisis in Europe since the Second World War. We have and will continue to update our website providing information on how residents can help, including links to approved organisations and Government advice. Our officers are working with

Integration Team to ensure there is a co-ordinated approach across Lancashire and that Wyre is playing its part in supporting the Homes for Ukraine Scheme.

4. Blackpool, Fylde and Wyre Economic Prosperity Board

- 4.1** The Blackpool, Fylde and Wyre Economic Prosperity Board met on 3 March and we received a presentation from Geoff Mason, Lancashire Local Skills Improvement Plan (LSIP), on the recent work of the LSIP including the Lancashire Employment Skills Survey.
- 4.2** Geoff Mason explained that the purpose of the Local Skills Improvement Plans was to put employers at the heart of skills decisions made in the local area including:

The Employers' Skills Survey;
The sector split across Blackpool, Fylde and Wyre;
Service sector split across Blackpool, Fylde and Wyre;
A breakdown of the manufacturing sector – priority areas now and in the future;
Barriers found;
General issues identified;
Other research activity;
The future of the Lancashire Local Skills Plan.

- 4.3** The board was assured that once completed the report would include a detailed analysis of the requirements needed for each sector.
- 4.4** Daryl Platt, Vice Principle for Engagement at Blackpool and the Fylde College, submitted a presentation that provided an overview of the green job opportunities and skill gaps on the Fylde Coast and what the college was doing to address this topic.
- 4.5** Daryl Platt covered the following key topics:

The complexity of the green jobs economy (business, jobs, skills);
Green job titles;
Skills for green jobs;
'Greenifying' traditional jobs;
Green job group trends and job role statistics;
Where recruitment is rising;
Job Posting Analytics data and average salaries;
Blackpool and the Fylde College and green provision and meeting the 10 point green plan;
Lancashire Institute of Technology (IoT programme).

5. Comments and Questions

- 5.1** In accordance with procedure rule 11.3 any member of Council will be able to ask me a question or make a comment on the contents of my report or on any issue, which falls within my area of responsibility. I will respond to any such questions or comments in accordance with Procedure Rule 11.5.

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Report of:	To:	Date
Councillor Michael Vincent, Resources Portfolio Holder	Council	14 April 2022

Executive Report: Resources Portfolio Holder

1. Purpose of report

- 1.1 To inform Council of progress on key objectives and the current position on issues within the Resources Portfolio, as set out below.

2. Finance

- 2.1 Members should now have received their council tax bills for the 2022/23 financial year reflecting this Council's decision to increase its element of the bill by just £5 on a Band D equivalent property to £214.74 or just 59p per day.
- 2.2 Whilst the total band D council tax (excluding parish precepts) is now £2,042.75, I wish to remind members that the Wyre element is just over 10% of the charge with the costs of Lancashire County Council (74%), the Police and Crime Commissioner (12%) and the Fire Authority (4%) all contributing to the final bill that drops through our residents' letterboxes.
- 2.3 2022/23 sees a one year settlement deal for the fourth year running and our forecasts contain a higher level of uncertainty than previously experienced as a result. Our most recent financial projections in the Medium Term Financial Plan (MTFP) indicate a gap between expenditure and income of £3.2m in 2026/27.
- 2.4 This year, we expect Central Government to progress the postponed Fair Funding Review and Business Rates Retention Reform. We anticipate that more detail will be available in late summer with the next round of settlement figures available in December. Realistically this will be when we know the impact on Wyre in sufficient detail to be able to accurately update the MTFP. A briefing will be provided to Members later in the year to accompany the MTFP report in October.

3. Human Resources

- 3.1 Congratulations to Olivia Cordingley in Human Resources who won the Blackpool and Fylde College 'Rising Star Apprentice of the Year' Award. This is a popular category which receives many nominations, so it's a

fantastic achievement as she was met with tough competition locally. This is well deserved recognition and reflects not only Olivia's efforts but also the commitment and dedication of the team during a challenging period.

- 3.2** At the end of February 2022 agreement was reached on rates of pay applicable from 1 April 2021 with staff on the lowest grade - SCP 1 receiving 2.75% and all other grades receiving 1.75%. Back pay for staff was implemented in March 2022. (Agreement on the pay award for Chief Officers and Chief Executives for 2021/22 had already been reached and implemented at 1.5%.) This pay award puts SCP1 at £9.50 per hour. On the 1 April 2022 the national living wage will increase to £9.50 which means that there is no headroom; something that the National Employers have tried to maintain over the past few years. The National Employers do not believe that Local Government should be a minimum wage employer and with forecasts that the national living wage will increase to £10.70 by 2024 this creates a challenge for subsequent pay awards. As yet the 2022/23 pay award has not been agreed and negotiations are expected to commence in May.

4. Contact Centre

- 4.1** In November 2021, Lancashire County Council allocated £270,000 to Wyre in Household Support Grant funding, which has been used in order to provide additional financial assistance to those Wyre residents who are on low incomes and struggling with rising household costs.
- 4.2** The scheme opened for applications on 17 December 2021. After a slow take-up initially, a surge in applications following a letter to families claiming localised council tax support led to the funding being allocated in full before 31 March 2022.
- 4.3** On 3 February 2022, the Government announced a £150 council tax energy support rebate for households whose homes are in council tax bands A to D, with a discretionary hardship fund (to be administered by the council) for those households on low incomes in Bands E to H.
- 4.4** Guidance received from the Government at the end of February 2022 stated that the award of the payment was conditional on occupation of the property on 1 April 2022. Therefore, payments have only started to be made after that date.
- 4.5** Wherever possible, payment of the £150 is being made by BACS using the council tax payer's Direct Debit (DD) details. We wrote out to DD payers in March advising them of the process and timescales for paying the rebate. We are looking to make payment within 14 days of collecting their April 2022 council tax instalment from them.
- 4.6** Over 14,000 of the households with homes in bands A to D don't pay their council tax by DD. We are in the process of writing out to these payers with instructions of what they need to do in order for payment of the rebates to be made to them. It is likely to take a significant amount of time to contact all concerned and verify their entitlement to claim the £150 payment.

4.7 Following its launch in July 2021, the popularity of the MyWyre account on the council website continues to increase with membership in March standing at over 14,000. The account gives citizens 24/7 access to council services without the need to speak to a council officer and all residents are encouraged to sign up.

5. Comments and questions

5.1 In accordance with procedure rule 10.3 any member of Council will be able to ask me a question or make a comment on the contents of my report or on any issue, which falls within my area of responsibility. I will respond to any such questions or comments in accordance with Procedure Rule 10.5.

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Report of:	To:	Date
Councillor Simon Bridge, Street Scene, Parks and Open Spaces Portfolio Holder	Council	14 April 2022

Executive Report: Street Scene, Parks and Open Spaces Portfolio Holder

1. Purpose of report

- 1.1 To inform council of progress on key objectives and the current position on issues within the Street Scene, Parks and Open Spaces Portfolio as set out below.

2. Parks and open spaces

- 2.1 Information days were held in February at Marsh Mill and the YMCA Thornton regarding the King Georges Playing Field Project taking place this summer. A partnership between the Wyre Rivers Trust and Wyre Council is working to make space for water, improve public access around the fields and improve drainage for the pitches whilst improving the area for wildlife and landscape. The information days were successful with really useful feedback received from the users of the playing field attending the two events.
- 2.2 The Public Realm team have undertaken tree planting across various open spaces within the borough and a new orchard has been created in Garstang. The event was attended by local residents and the Mayors of both Wyre and Garstang. To help the Soroptomists, (a volunteer group for women who work for peace) celebrate their 100 year anniversary the team assisted them to plant a new hedgerow.
- 2.3 Activities within our parks and open spaces have included two Ecology for all workshops bringing in visitors from the north west to learn more about invertebrates. The Wyre Estuary Country Park outdoor classroom, meadows and woodlands make a great place for people to study nature in detail. The experts are volunteers from the Royal Society for Biology and the Diptera Society.

- 2.4** In addition we held a sow and grow workshop at the Mount with the gardening club, a Walking Wyre walk at Wyre Estuary Country Park and Stanah Squirrels Wildlife watch club for youngsters who were looking for signs of spring.
- 2.5** Working with the Bay team, we have started a programme of engagement activities on the coast making use of Rossall Point Tower to invite visitors and local people to find out more about our coastal environment. Activities have included bird walks, Beach Bingo Scavenger Hunt, Whale Celebration Sand Sculpting and a Tour of the Tower (Rossall Point Tower). All events are designed to reduce isolation and increase awareness of the coast as a great place for health and wellbeing.
- 2.6** A memorial board has been installed at the Mount to commemorate the tremendous impact the late Mrs Loftouse had on the town and is situated within the Mary Hope Garden, recently renovated thanks to one of Mrs Lofthouse's generous, personal donations. There was a small unveiling ceremony in January with close members of her family.

3. Street scene

- 3.1** The contract with District Enforcement to undertake environmental enforcement across Wyre has recently been extended.
- 3.2** In addition the council will be launching a revised communications plan and the installation of new signs to help educate people regarding the issues related to environmental crime and in particular dog fouling.
- 3.3** The information below relates to the number of Fixed Penalty Notices issued in Quarter 3.
- 3.4** Although the number of dog related FPN's appear low, the number of FPN's are expected to go up as daylight hours increase. (Dog offences attract an element of seasonality.)

FPN's for Littering and Dog Related PSPO Offences September - December 2021	FPN's
Littering Offence	306
Littering - Bag containing Dog Faeces	0
PSPO-Dog Bags	0
PSPO-Dog Fouling	0
PSPO-Dogs Exclusion Zones	2
PSPO-Dogs on Lead by Direction (refused)	0
PSPO-Dogs on Leads (off lead in on-lead area)	1
PSPO-Maximum Number of Dogs (exceeded)	0
PSPO-Dog Bags (not carrying)	0
Total for the period	309

3.5 The following information relates to the amount of time Enforcement Officers have spent patrolling the Borough in an effort to combat Environmental Crime.

3.6 The patrol time officers spend in each area of the borough is determined by a mixture of “hot spots”, which are collated as a direct result of the number of individual complaints the council receives, and local intelligence provided by council officers.

PATROL HOURS BY WARD		
Ward	Hours Count	Percentage
Carleton	35:57	2.46%
Cleveleys Park	10:14	0.70
Garstang	22:51	1.56%
Great Eccleston	92:14	6.32%
Hambleton & Stalmine	0:07	0.01%
Jubilee	319:50	21.90%
Marsh Mill	81:17	5.57%
Mount	31:21	2.15%
Park	21:43	1.49%
Pharos Ward	294:29	20.17%
Pheasants wood	13:17	0.91%
Pilling	0:06	0.01%
Preesall	9:58	0.68%
Rossall	30:51	2.11%
Stanah	31:07	2.13%
Tithebarn	310:57	21.30%
Victoria & Norcross	97:11	6.66%
Warren Ward	56:00	3.84%
Wyresdale	0:41	0.05%

4. Comments and questions

4.1 In accordance with procedure rule 11.3 any member of council will be able to ask me a question or make a comment on the contents of my report or on any issue, which falls within my area of responsibility. I will respond to any such questions or comments in accordance with procedure rule 11.5.

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Report of:	To:	Date
Councillor Alice Collinson Planning Policy and Economic Development Portfolio Holder	Council	14 April 2022

Executive Report: Planning Policy and Economic Development Portfolio Holder

1. Purpose of report

- 1.1 To inform Council of progress on key objectives and the current position on issues within the Planning Policy and Economic Development Portfolio, as set out below.

2. Local Plan

- 2.1 Consultation on the publication draft of the Local Plan Partial Review closed on 18 January and the council received 24 submissions. The final report is on this agenda recommending approval for submission of the Partial Review to the Government for Examination.
- 2.2 Work on the Full Review of the Local Plan commenced on 27 January and is planned to take approximately two years to complete. The council received approximately 100 responses to the consultation, of which 67 related to the call for sites and 33 were concerned with the scope of the Full Review. Officers are considering these in detail and further reports and summaries will be prepared in due course.

3. Fleetwood – Project Neptune

- 3.1 Project Neptune, the new fish and food processing facility, on Fleetwood docks is progressing well. The development comprises of three new buildings, containing 10 individual units and is over 40,000 sq ft of floorspace. This development is due for ‘practical completion’ in May 2022. At this point the council will purchase the site and buildings and begin the process of ‘fit-out’ with tenants. At present the development will have only one small vacant unit with all others being fully let. Fish and food processing operations at the site will hopefully commence in summer 2022.
- 3.2 The wider project/site received grant funding from Government (Getting Building Fund). Demolition and site preparation works will continue elsewhere on the fish dock site in advance of further development to be pursued by ABP.

4. Fleetwood Heritage Action Zone

- 4.1** In the last quarter grants totalling approximately £195,000 have been paid to property owners to undertake repairs and design work.
- 4.2** Opposite Fleetwood Market the construction of 'Custom House Square' has commenced and is scheduled for completion in late Spring. Design and preparation of tender documents is also underway for a project focussing on the replacement of the Victorian Market Hall roof.

5. Planning Enforcement

- 5.1** To date this calendar year 34 planning enforcement complaints have been received with 109 open cases (i.e. those still under investigation). This is down from 145 current open cases previously reported. To date this year four Enforcement Notices have been served.
- 5.2** The agency Enforcement contractor joined us on 11 October and has taken on some time absorbing work streams including dealing with a Public Inquiry (in respect of an appeal against an Enforcement Notice), and drafting a number of Enforcement Notices in respect of cases where the investigation has been completed. This has allowed the permanent Enforcement Officers to spend more time on investigating other older pending cases which were part of the backlog. The contract for this officer will end at Easter (14 April) at which point it is expected the substantive team will have sufficient capacity to deal with the caseload.

6. Comments and questions

- 6.1** In accordance with procedure rule 11.3 any member of Council will be able to ask me a question or make a comment on the contents of my report or on any issue, which falls within my area of responsibility. I will respond to any such questions or comments in accordance with Procedure Rule 11.5.



Report of:	To:	Date
Councillor Roger Berry, Neighbourhood Services and Community Safety Portfolio Holder	Council	14 April 2022

Executive Report: Neighbourhood Services and Community Safety Portfolio Holder

1. Purpose of report

1.1 To inform council of progress on key objectives and the current position on issues within the Neighbourhood Services and Community Safety Portfolio as set out below.

2. Housing

2.1 Homes for Ukraine – The Council is actively supporting the Homes for Ukraine scheme. Lancashire-wide delivery of the scheme is being coordinated by the Refugee Integration Team at Lancashire County Council. Our roles, as a District Council include the completion of home safety checks of sponsor accommodation, the payment of the £350 per month ‘thank you’ payments, addressing any homelessness issues arising and addressing any community safety / integration matters.

2.2 Matters regarding safeguarding, support for sponsors, school placements, the provision of translation and interpretation services are being delivered by Lancashire County Council (LCC).

2.3 We have set up our own web page on the council’s website at www.wyre.gov.uk/Ukraine This web page will be updated with further information from Government as and when it is received. If residents are interested in becoming a sponsor under the scheme then they should register on the National website and LCC have also requested residents email the Refugee Integration Team at HomesForUkraine@lancashire.gov.uk so that they are aware and can make appropriate links with local support.

2.4 Additional funding for housing for ex-offenders - Following our successful delivery of a housing initiative to support ex-offenders into settled accommodation, we recently applied for funding for a six month extension to the initiative. The bid (for £23,061 across Wyre and Fylde) was successful and will help support an additional 30+ ex-offenders into private rented sector tenancies across both boroughs.

- 2.5 Disabled Facilities Grants** – During 2021/22 we completed 380 Disabled Facilities Grants to a value of over £2m. This was a great result by the team during a year impacted by the pandemic, which makes a major contribution towards helping to maintain the independence at home for many of these residents.
- 3. Wyre Beach Management Scheme**
- 3.1 Wyre Beach Management Scheme** - Although the application to the Marine Management Organisation (MMO) for temporary storage of rocks on the beach has been submitted, there is concern over the current processing time for MMO applications. We have therefore delayed the start date for works to construct the temporary compound at Jubilee Gardens to after this year's main summer period.
- 3.2** Phase 1 works (revetment at Rossall Beach) are due to commence early in March 2023 with the main scheme works Phase 2 (rock groynes and northern frontage revetment) commencing in July 2023 (subject to planning approval).
- 4. The Ecological Community Owned Coastal Buffer Strips innovation bid (ECO-CoBS)**
- 4.1 The Ecological Community Owned Coastal Buffer Strips innovation bid (ECO-CoBS)** - I have previously advised members that the Council have been awarded £7.2m pounds to develop Innovative Flood Resilience along the North West Coast. To help deliver this project, two part-time Community Liaison staff have been appointed through Lancashire Wildlife Trust and Morecambe Bay Partnership.
- 4.2** Their main tasks will be to support local authority and Rivers trust officers in the scoping and development of natural flood risk management on the coast. Communication and monitoring plans are currently being developed for each of the projects. These will form an important part of the Outline Business Case to be submitted to the Environment Agency's Large Project Review Group in April.
- 5. Community Safety**
- 5.1** Wyre Community Safety team are working closely with the serious violence reduction network on a pilot project in Fleetwood to work with schools to identify children who are vulnerable to being exploited as early as possible and obtain appropriate support.
- 5.2** The project will allow schools to refer children they are concerned about into a Multi-Agency Support Panel who will have knowledge of support that the children and their families can access to reduce their vulnerability.
- 5.3** A conference held on 17 March at Marine Hall in Fleetwood by the serious violence reduction network launched the project and we look forward to working collaboratively with the team going forward. It is hoped that by working with identified children early we will be able to prevent an escalation of worrying behaviours.

- 5.4** Wyre Council have been working with Counter Terrorism Security Advisors to train our staff on how to spot someone behaving in a suspicious manner and what to do in these circumstances. This training is going to be extended to our CCTV team and volunteers. The aim of this training and ACT awareness training previously undertaken with the business community is to raise awareness of the threat and to increase vigilance.
- 5.5** In February together with Cllrs Ballard and Orme I attended a conference on Rural Crime organised by Lancashire Partnership Against Crime (LANPAC). Presentations illustrated the cruelty resulting from illegal killing and poaching of animals and the connection of rural crime much of which is high value theft of farming equipment and the proceeds being used for criminal activity in our urban areas. At the Conference we were able to meet four police officers who are part of the rural task force based at Garstang.
- 5.6** On 7 March I attended the meeting of the Police and Crime Panel for Lancashire at which the Police and Crime Commissioner reported on progress in dealing with his priorities of getting tough on anti-social behaviour, disrupting and dismantling organised crime, tackling domestic abuse and sexual violence, cracking down on burglary and robbery and targeting dangerous drivers.

6. Comments and questions

- 6.1** In accordance with procedure rule 11.3 any member of council will be able to ask me a question or make a comment on the contents of my report or on any issue, which falls within my area of responsibility. I will respond to any such questions or comments in accordance with procedure rule 11.5.

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Report of:	To:	Date
Councillor Lynne Bowen, Leisure, Health and Community Engagement Portfolio Holder	Council	14 April 2022

Executive Report: Leisure, Health and Community Engagement Portfolio Holder

1. Purpose of report

- 1.1 To inform Council of progress on key objectives and the current position on issues within the Leisure, Health and Community Engagement Portfolio, as set out below.

2. Environmental Health Update

2.1 The function of checking compliance with Health and Safety legislation is split between the Health and Safety Executive (HSE) and Local authorities with the HSE taking responsibility for higher risk work activities and the Local Authority taking responsibility for lower risk work activities. During the pandemic, the Health and Safety Executive and Local Authorities developed a spot check programme and then worked in tandem to encourage compliance with COVID-19 Regulations and Guidance. We participated fully in the programme with 487 workplaces within Wyre being contacted at stage 1, 223 businesses being escalated to stage 2 and a further 15 businesses being escalated to stage 3. All stage 3, businesses were visited and action taken to improve COVID-19 security measures or confirm that appropriate measures were in place in accordance with the guidance. The main reasons that workplaces failed the spot check at any stage were:

- Unable to demonstrate adequate social distancing in the workplace,
- Inadequate cleaning regimes in place,
- Lack of awareness of COVID-19 guidance.

3. Active Lives and Community Engagement Update

3.1 **YMCA/Leisure Centres** - We have continued to work closely with Fylde Coast YMCA to develop their Wyre offer for residents and to aid the sector's recovery from the impact of the pandemic. We have used some of our leisure recovery funding to provide support around re-branding,

marketing and the targeted promotion of the YMCA's offer, as well as commissioning a promotional video. The Heckford marketing agency have assisted in this work. This has resulted in a new and fresher look to branding with a positive impact on resident awareness of the YMCA's offer as well as an increase in the take up of memberships, both direct debit and annual memberships. At the end of February, total memberships were 6,661 which was better than targeted.

- 3.2 Wyre Moving More** – We have been working closely with leisure consultants KKP on the development of our new physical activity and sport strategy – Wyre Moving More. We have formed a Wyre Moving More Board with a range of key local partners who are now helping us to develop the strategy and its key priorities to help Wyre residents to be more active. Initial priorities agreed for Wyre are; Health and Wellbeing, Active Environments and Children and Young People. These priorities all follow Sport England's strategic 10 year vision – Uniting the Movement. A good response has been received to the public consultation which sought to get the views of local residents on taking the Strategy forward. The results of this survey will be fed into the development of the strategy over the coming months.
- 3.3 Digital Inclusion Workshops** - We recently joined forces with Torentum Primary Care Network to deliver a training course to enable residents to get online. The course ran throughout February and into March at Thornton's Medical Practice. The course was delivered by our Digital Web Officers and covered a range of topics including emails, search engines, web browsers, social media, online banking and shopping, video calling and information on how to stay safe online. The training was really successful and provided attendees with the confidence to use their devices easily and access the internet safely. Malcolm Holroyd, a resident in Thornton who attended all five sessions said 'I found the course really informative and useful. Plenty of time was spent with each attendee to ensure they got the help they needed. There was a lovely atmosphere and it was a great way to meet other people'.
- 3.4 Slimming World Adult Weight Management Programme** – As a result of extra funding received from Public Health England in February, we extended our weight management programme with Slimming World so that residents can now sign up for free without having to go through their GP. The free 12 week programme is available to residents who are motivated to lose weight and have a BMI of between 30-45. So far over 300 people have signed up to the programme and have lost on average 13.8lbs during the 12 weeks. Residents can sign up online at www.wyre.gov.uk/weightmanagement or call into a local meeting to find out more.
- 3.5 Man v Fat** – Whilst not all attendees on the Slimming World Weight Management Programme are women, most are and so we looked to establish a programme more attractive to men. Recently we have invested in a new and innovative programme, Man v Fat. This national programme is being provided with Fleetwood Town FC Community Trust and was launched in February. The 14 week programme is proving

popular and now regularly attracts over 25 men every Friday night at Poolfoot Farm.

4. Tourism / Visitor Economy

- 4.1 Creatival** - On Saturday 26 March we were pleased to host Creatival, a free creative arts festival, as part of our Welcome Back campaign. It took place at Fleetwood Market and Cleveleys Plaza. In the morning there were free art workshops at Fleetwood Market plus a variety of interactive performances. The afternoon saw the performances and entertainment continue in Cleveleys. The event was completely free and was a great way to offer residents and visitors the opportunity to experience brilliant family entertainment and welcome them back to Fleetwood Market and Cleveleys town centre.
- 4.2 The Queens Jubilee** - We are putting together plans to celebrate the Queen's Jubilee in Wyre. This will include free outdoor theatre performances of Alice in Wonderland, a beacon lighting ceremony, a giant Jubilee picnic and a tea party for care home residents and local isolated people. We have also simplified our street party event application process to encourage as many people as possible to take part. All the details are on our website at www.wyre.gov.uk/jubilee.
- 4.3 New Discover Wyre website** - We are working on a new tourism website which will go live next month. There will be a renewed focus on our town centres as well as plenty for ideas for things to do when visiting Wyre. We hope that residents will also find the site useful, helping them to explore the high streets, attractions and events on their doorstep.
- 4.4 Marsh Mill** – The windmill will be open for tours on Easter Saturday and Easter Sunday (delivered by volunteers and the Tourism Development Officer) and the sails will turn. On Easter Saturday there will be live music in the square from the Thornton Cleveleys Brass Band. There will be exhibitions in the Mill from Easter onwards for Thornton Cleveleys 60th anniversary memorabilia and fine watercolour art from Maria Bertoloni to view.

5. Holiday Activity Programme

- 5.1** Following the success of the summer and Christmas holiday clubs last year we have once again run a programme of free activities during the Easter holidays for children on benefits-related free school meals. The local holiday clubs are part of the Government's Holiday Activities and Food programme (HAF), set up to provide children and young people with fun activities to enjoy with friends, the chance to develop new skills and enjoy a healthy lunch in the holidays. Twelve clubs were provided across Wyre by eight different providers and they successfully ran a range of clubs starting on 4 April through to today, 14 April. The sessions included a variety of fun activities alongside a nutritious meal each day. There was plenty to enjoy including Easter egg hunts, arts and crafts, yoga and mindfulness, forest school activities, slime making, swimming, dodgeball, rounders, archery and kayaking. It has been a great success once again.

6. Marine Hall and Thornton Little Theatre

- 6.1** Many theatre and dance groups as well as other local organisations including 'Life Long Learners', 'University of the Third Age', 'Harmony and Health' and 'Light and Life' have all returned to Thornton Little Theatre over the last few months. Su Pollard was the first professional performer to return to the venue in February. Tickets for all shows at both Theatres have sold well over the last few months - with many sold out shows.
- 6.2** We are seeing an increase in demand for weddings with sixteen weddings currently booked into Marine Hall and The Mount Pavilion between June and September this year.

7. Comments and questions

- 7.1** In accordance with procedure rule 11.3 any member of Council will be able to ask me a question or make a comment on the contents of my report or on any issue, which falls within my area of responsibility. I will respond to any such questions or comments in accordance with Procedure Rule 11.5.



Report of:	Meeting	Date
Councillor Michael Vincent, Resources Portfolio Holder and Clare James, Corporate Director Resources	Council	14 April 2022

Treasury Management Policy and Annual Investment Strategy, Minimum Revenue Provision Policy Statement and Capital Strategy 2022/23

1. Purpose of report

1.1 Confirmation of the Treasury Management Policy and Annual Investment Strategy, Minimum Revenue Provision (MRP) Policy Statement and Capital Strategy 2022/23.

2. Outcomes

2.1 A Treasury Management Policy and Annual Investment Strategy, Minimum Revenue Provision (MRP) Policy Statement and Capital Strategy 2022/23.

3. Recommendation

3.1 To approve the Treasury Management Policy and Annual Investment Strategy, MRP Policy Statement and Capital Strategy for 2022/23 as considered by Cabinet at their meeting 23 March 2022.

4. Background

4.1 A review of the Treasury Management Policy Statement, Treasury Management Practices, Strategy, MRP Policy Statement and Capital Strategy is undertaken each year and reported to Cabinet in March.

4.2 However in order to comply with the CIPFA Code of Practice for Treasury Management, the full Council is formally required to approve the Treasury Management Policy and Annual Investment Strategy, the MRP Policy Statement and the Capital Strategy for the forthcoming financial year.

5. Key issues and proposals

- 5.1 The Treasury Management Policy Statement and Annual Investment Strategy, MRP Policy Statement and Capital Strategy are attached in Appendices 1 to 4.

Financial and legal implications	
Finance	The financial implications arising from the adoption of the Treasury Management and Annual Investment Strategy, the MRP Policy Statement and the Capital Strategy have been reflected in the Revenue Estimates which were agreed by Cabinet at their meeting 16 February 2022.
Legal	The approval of the recommendation will ensure that the Prudential Code and the CIPFA Code of Practice on Treasury Management have been complied with.

Other risks/implications: checklist

If there are significant implications arising from this report on any issues marked with a ✓ below, the report author will have consulted with the appropriate specialist officers on those implications and addressed them in the body of the report. There are no significant implications arising directly from this report, for those issues marked with a x.

risks/implications	✓ / x
community safety	x
equality and diversity	x
sustainability	x
health and safety	x

risks/implications	✓ / x
asset management	x
climate change	x
ICT	x
data protection	x

Processing Personal Data

In addition to considering data protection along with the other risks/ implications, the report author will need to decide if a 'privacy impact assessment (PIA)' is also required. If the decision(s) recommended in this report will result in the collection and processing of personal data for the first time (i.e. purchase of a new system, a new working arrangement with a third party) a PIA will need to have been completed and signed off by Data Protection Officer before the decision is taken in compliance with the Data Protection Act 2018.

Report author	Telephone no.	Email	Date
Ben Ralphs	01253 887309	ben.ralphs@wyre.gov.uk	21/03/2022

List of background papers:		
name of document	date	where available for inspection
None		

List of appendices

Appendix 1 - Treasury Management Policy Statement 2022/23

Appendix 2 - Treasury Management Strategy and Annual Investment Strategy 2022/23

Appendix 3 - Minimum Revenue Provision Policy Statement 2022/23

Appendix 4 - Capital Strategy 2022/23

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TREASURY MANAGEMENT POLICY STATEMENT 2022/23

Wyre Council defines its Treasury management activities as follows:

1. The management of the authority's borrowing, investments and cash flows, its banking, money market and capital market transactions; the effective control of the risks associated with those activities; and the pursuit of optimum performance consistent with those risks.
2. The Council regards the successful identification, monitoring and control of risk to be the prime criteria by which the effectiveness of its treasury management activities will be measured. Accordingly, the analysis and reporting of treasury management activities will focus on their risk implications for the organisation, and any financial instruments entered into to manage these risks.
3. The Council acknowledges that effective treasury management will provide support towards the achievement of its business and service objectives. It is therefore committed to the principles of achieving value for money in treasury management and to employing suitable comprehensive performance measurement techniques, within the context of effective risk management.

Clauses to be formally adopted

4. The council will create and maintain, as the cornerstones for effective treasury management:
 - A treasury management policy statement, stating the policies, objectives and approach to risk management of its treasury management activities, and;
 - Suitable treasury management practices (TMPs), setting out the manner in which the organisation will seek to achieve those policies and objectives, and prescribing how it will manage and control those activities.

The contents of the policy statement and TMPs will follow the recommendations contained in Sections 6 and 7 of the Code, subject only to amendment where necessary to reflect the particular circumstances of this organisation. Such amendments will not result in the organisation materially deviating from the Code's key principles.

5. The Council will receive reports on its treasury management policies, practices and activities, including, as a minimum, an annual strategy and plan in advance of the year, a mid-year review and an annual report after its close, in the form prescribed in its TMPs.
6. The Council delegates responsibility for the implementation and regular monitoring of its treasury management practices to Cabinet, and for the execution and administration of treasury management decisions to the

Corporate Director of Resources, who will act in accordance with the organisation's policy statement and TMPs and CIPFA's Standard of Professional Practice on Treasury Management.

7. The Council nominates the Overview and Scrutiny Committee to be responsible for ensuring effective scrutiny of the treasury management strategy and policies (including the Capital Strategy).

TREASURY MANAGEMENT STRATEGY AND ANNUAL INVESTMENT STRATEGY 2022/23

1. Introduction

1.1 Background

The council is required to operate a balanced budget, which broadly means that cash raised during the year will meet cash expenditure. Part of the treasury management operation is to ensure that this cash flow is adequately planned, with cash being available when it is needed. Surplus monies are invested in low risk counterparties or instruments commensurate with the council's low risk appetite, providing adequate liquidity initially before considering investment return.

The second main function of the treasury management service is the funding of the council's capital plans. These capital plans provide a guide to the borrowing need of the council, essentially the longer-term cash flow planning, to ensure that the council can meet its capital spending obligations. This management of longer-term cash may involve arranging long or short-term loans, or using longer-term cash flow surpluses. On occasion, when it is prudent and economic, any debt previously drawn may be restructured to meet council risk or cost objectives.

The contribution the treasury management function makes to the authority is critical, as the balance of debt and investment operations ensure liquidity or the ability to meet spending commitments as they fall due, either on day-to-day revenue or for larger capital projects. The treasury operations will see a balance of the interest costs of debt and the investment income arising from cash deposits affecting the available budget. Since cash balances generally result from reserves and balances, it is paramount to ensure adequate security of the sums invested, as a loss of principal will in effect result in a loss to the General Fund Balance.

CIPFA defines treasury management as:

“The management of the local authority's borrowing, investments and cash flows, its banking, money market and capital market transactions; the effective control of the risks associated with those activities; and the pursuit of optimum performance consistent with those risks.”

This authority has not engaged in any commercial investments and has no non-treasury investments.

1.2 Reporting requirements

1.2.1 Capital Strategy

The 2021 CIPFA Prudential and Treasury Management Codes require all local authorities to prepare a capital strategy report which will provide the following:

- A high-level long term overview of how capital expenditure, capital financing and treasury management activity contribute to the provision of services
- An overview of how associated risk is managed
- The implication for future sustainability

The aim of this capital strategy is to ensure that all elected members on full council fully understand the overall long-term policy objectives and resulting capital strategy requirements, governance procedures and risk appetite.

1.2.2 Treasury Management Reporting

The council is currently required to receive and approve, as a minimum, three main treasury reports each year, which incorporate a variety of policies, estimates and actuals.

- a. Prudential and treasury indicators and treasury strategy** (this report) – The first, and most important report is forward looking and covers:
 - The capital plans (including prudential indicators);
 - A minimum revenue provision (MRP) policy (how residual capital expenditure is charged to revenue over time);
 - The treasury management strategy, (how the investments and borrowing are to be organised) including treasury indicators; and
 - An investment strategy (the parameters on how investments are to be managed).
- b. A mid-year treasury management report** – This is primarily a progress report and will update members on the capital position, amending prudential indicators as necessary, and whether any policies require revision.
- c. An annual treasury report** – This is a backward looking review document and provides details of a selection of actual prudential and treasury indicators and actual treasury operations compared to the estimates within the strategy.

1.2.3 Scrutiny

The above reports are required to be adequately scrutinised before being recommended to the council. This role is undertaken by the Overview and Scrutiny Committee.

1.3 Treasury Management Strategy for 2022/23

The strategy for 2022/23 covers two main areas:

1.3.1 Capital issues

- The capital expenditure plans and the associated prudential indicators;
- The minimum revenue provision (MRP) policy.

1.3.2 Treasury management issues

- The current treasury position;
- Treasury indicators which limit the treasury risk and activities of the council;
- Prospects for interest rates;
- The borrowing strategy;
- Policy on borrowing in advance of need;
- Debt rescheduling;
- The investment strategy;
- Creditworthiness policy; and
- The policy on use of external service providers.

These elements cover the requirements of the Local Government Act 2003, the CIPFA Prudential Code, DLUHC MRP Guidance, the CIPFA Treasury Management Code and DLUHC Investment Guidance.

1.4 Training

The CIPFA Code requires the responsible officer to ensure that members with responsibility for treasury management receive adequate training in treasury management. This especially applies to members responsible for scrutiny. All members were invited to attend a Treasury Management training session delivered by our Treasury Management Consultants on 24 February 2022 and prior to this, training was given to Overview and Scrutiny Committee on 18 January 2021.

The training needs of treasury management officers are periodically reviewed.

1.5 Treasury management consultants

The council uses Link Group, Treasury Solutions Ltd as its external treasury management advisors.

The council recognises that responsibility for treasury management decisions remains with the organisation at all times and will ensure that undue reliance is not placed upon the services of our external service providers. All decisions will be undertaken with regards to all available information, including, but not solely, our treasury advisers.

It also recognises that there is value in employing external providers of treasury management services in order to acquire access to specialist skills and resources. The council will ensure that the terms of their

appointment and the methods by which their value will be assessed are properly agreed and documented and subjected to regular review.

2. **The Capital Prudential Indicators 2022/23 – 2026/27**

The council's capital expenditure plans are the key driver of treasury management activity. The output of the capital expenditure plans is reflected in the prudential indicators, which are designed to assist members' overview and confirm capital expenditure plans. The Prudential Indicators, capital expenditure plans and how these plans are being financed by capital or revenue resources were approved by Cabinet at its meeting on 16 February 2022.

2.1 **Capital Expenditure**

This prudential indicator is a summary of the council's capital expenditure plans, both those agreed previously, and those forming part of this budget cycle.

Capital Expenditure	2020/21 Actual £000	2021/22 Estimate £000	2022/23 Estimate £000	2023/24 Estimate £000	2024/25 Estimate £000	2025/26 Estimate £000	2026/27 Estimate £000
Total	6,789	15,043	10,095	14,728	14,666	11,245	2,484

Other long-term liabilities – The above financing need excludes other long-term liabilities, such as PFI and leasing arrangement that already include borrowing instruments (not currently applicable to Wyre).

The table below summarises the above capital expenditure plans and how these plans are being financed by capital or revenue resources. Any shortfall of resources results in a funding borrowing need.

Financing of Capital Expenditure	2020/21 Actual £000	2021/22 Estimate £000	2022/23 Estimate £000	2023/24 Estimate £000	2024/25 Estimate £000	2025/26 Estimate £000	2026/27 Estimate £000
Capital Receipts	65	24	0	0	0	0	0
Capital Grants and Contributions	3,518	11,526	9,939	14,578	14,363	11,030	2,080
Revenue / Reserves	3,206	3,493	156	150	303	215	404
Total	6,789	15,043	10,095	14,728	14,666	11,245	2,484
Net Financing need for the Year	0	0	0	0	0	0	0

2.2 The council's borrowing need (the Capital Financing Requirement)

The second prudential indicator is the council's Capital Financing Requirement (CFR). The CFR is simply the total historic outstanding capital expenditure which has not yet been paid for from either revenue or capital resources. It is essentially a measure of the council's indebtedness and so its underlying borrowing need. Any capital expenditure above, which has not immediately been paid for through a revenue or capital resource, will increase the CFR.

The CFR does not increase indefinitely, as the minimum revenue provision (MRP) is a statutory annual revenue charge which broadly reduces the indebtedness in line with each asset's life, and so charges the economic consumption of capital assets as they are used.

The CFR includes any other long-term liabilities (e.g. PFI schemes, finance leases). Whilst these increase the CFR, and therefore the council's borrowing requirement, these types of scheme include a borrowing facility by the PFI, PPP lease provider and so the council is not required to separately borrow for these schemes. The council does not currently have any such schemes within the CFR.

	2020/21 Actual £000	2021/22 Estimate £000	2022/23 Estimate £000	2023/24 Estimate £000	2024/25 Estimate £000	2025/26 Estimate £000	2026/27 Estimate £000
Total CFR	11,261	11,165	11,069	10,973	10,877	10,787	10,713
Movement in CFR	-96	-96	-96	-96	-90	-74	-74

Movement in CFR represented by:							
	2020/21 Actual £000	2021/22 Estimate £000	2022/23 Estimate £000	2023/24 Estimate £000	2024/25 Estimate £000	2025/26 Estimate £000	2026/27 Estimate £000
MRP and other financing movements	96	96	96	96	90	74	74

2.3 Core funds and expected investment balances

The application of resources (capital receipts, reserves etc.) to either finance capital expenditure or other budget decisions to support the revenue budget will have an ongoing impact on investments unless resources are supplemented each year from new sources (asset sales etc.). Detailed below are estimates of the year-end balances for each resource and anticipated day-to-day cash flow balances.

Year End Resources	2020/21 Actual £'000	2021/22 Estimate £'000	2022/23 Estimate £'000	2023/24 Estimate £'000	2024/25 Estimate £'000	2025/26 Estimate £'000	2026/27 Estimate £'000
Fund balances/ reserves	26,988	22,590	21,672	20,473	18,443	16,273	14,358
Capital receipts	823	704	704	704	704	704	704
Provisions	2,001	2,496	2,496	2,496	2,496	2,496	2,496
Other	0	0	0	0	0	0	0
Total core funds	29,812	25,790	24,872	23,673	21,643	19,473	17,558
Working capital*	3,023	3,023	3,023	3,023	3,023	3,023	3,023
Expected Investments	33,816	28,813	27,895	26,696	24,666	22,496	20,581

*Working capital balances shown are estimated year-end; these may be higher mid-year.

2.4 **Minimum Revenue Provision Policy Statement**

The council is required to pay off an element of the accumulated General Fund capital spend each year (the CFR) through a revenue charge (the minimum revenue provision – MRP), although it is also allowed to undertake additional voluntary payments if required (voluntary revenue provision – VRP). DLUHC regulations have been issued which require the full council to approve an MRP Statement in advance of each year. The council is recommended to approve the MRP Statement at Appendix 4.

3. **Borrowing**

The capital expenditure plans set out in Section 2 provide details of the service activity of the council. The treasury management function ensures that the council's cash is organised in accordance with the relevant professional codes, so that sufficient cash is available to meet this service activity and the council's capital strategy. This will involve both the organisation of the cash flow and, where capital plans require, the organisation of appropriate borrowing facilities. The strategy covers the relevant treasury / prudential indicators, the current and projected debt positions and the annual investment strategy.

3.1 The overall treasury management portfolio as at 31 March 2021 and for the position as at 21 February 2021 are shown below for both borrowing and investments.

Treasury Portfolio				
Treasury Investments	Actual	Actual	Current	Current
	31/03/2021	31/03/2021	21/02/2022	21/02/2022
	£000	%	£000	%
Banks	23,124	70%	33,435	57%
Money Market Funds	10,000	30%	25,000	43%
Total Treasury Investments	33,124		58,435	
External Borrowing	-1,552		-1,552	
Net Treasury Investments	31,572		56,883	

The council's forward projections for borrowing are summarised below. The table shows the actual external debt, against the underlying capital borrowing need, (the Capital Financing Requirement – CFR), highlighting any over or under borrowing.

	2020/21 Actual £000	2021/22 Est. £000	2022/23 Est. £000	2023/24 Est. £000	2024/25 Est. £000	2025/26 Est. £000	2026/27 Est. £000
External Debt at 1 April	1,552	1,552	1,552	1,552	1,552	1,552	1,552
Expected change in External Debt	0	0	0	0	0	0	0
Other Long Term Liabilities (OLTL)	7	50	50	50	50	50	50
Expected change in OLTL	0	0	0	0	0	0	0
Actual Gross Debt at 31 March	1,559	1,602	1,602	1,602	1,602	1,602	1,602
Capital Financing Req.	11,261	11,165	11,069	10,973	10,877	10,787	10,713
Under/ (over) Borrowing	9,702	9,563	9,467	9,371	9,275	9,185	9,111

Within the range of prudential indicators there are a number of key indicators to ensure that the council operates its activities within well-defined limits. One of these is that the council needs to ensure that its gross debt does not, except in the short term, exceed the total of the CFR in the preceding year plus the estimates of any additional CFR for 2022/23 and the following two financial years. This allows some flexibility for limited early borrowing for future years but ensures that borrowing is not undertaken for revenue or speculative purposes.

The Corporate Director of Resources reports that the council complied with this prudential indicator in the current year and does not envisage difficulties for the future. This view takes into account current commitments, existing plans, and the proposals in this budget report.

3.2 Treasury Indicators: Limits to Borrowing Activity

The council is required to approve an 'authorised limit' and an 'operational boundary' for external debt. The Treasury Management indicators were approved by Cabinet at its meeting 16 February 2022 alongside the prudential indicators, capital expenditure plans and how these plans are being financed by capital or revenue resources.

The operational boundary. This is the limit beyond which external debt is not normally expected to exceed. In most cases, this would be a similar figure to the CFR, but may be lower or higher depending on the levels of actual debt and the ability to fund under-borrowing by other cash resources.

Operational boundary	2020/21 Estimate £000	2022/23 Estimate £000	2022/23 Estimate £000	2023/24 Estimate £000	2024/25 Estimate £000	2025/26 Estimate £000
Debt	13,452	13,452	13,452	13,452	13,452	13,452
Other long term liabilities	7	50	50	50	50	50
Total	13,459	13,502	13,502	13,502	13,502	13,502

The authorised limit for external debt. This is a key prudential indicator and represents a control on the maximum level of borrowing. This represents a legal limit beyond which external debt is prohibited, and this limit needs to be set or revised by the full council. It reflects the level of external debt which, while not desired, could be afforded in the short term, but it not sustainable in the longer term.

1. This is the statutory limit determined under section 3 (1) of the Local Government Act 2003. The Government retains an option to control either the total of all council's plans, or those of a specific council, although this power has not yet been exercised.
2. The council is asked to approve the following authorised limit:

Authorised limit	2021/22 Estimate £000	2022/23 Estimate £000	2023/24 Estimate £000	2024/25 Estimate £000	2025/26 Estimate £000	2026/27 Estimate £000
Debt	20,000	20,000	20,000	20,000	20,000	20,000
Other long term liabilities	0	100	100	100	100	100
Total	20,000	20,100	20,100	20,100	20,100	20,100

3.3 Prospects for Interest Rates

The council has appointed Link Group as its treasury advisor and part of their service is to assist the council to formulate a view on interest rates. The following table gives their central view.

Annual Average % as at the quarter ending:	Bank Rate %	PWLB Rates % as at December 2021			
		5 year	10 year	25 year	50 year
March 2022	0.50	1.50	1.70	1.90	1.70
June 2022	0.50	1.60	1.80	2.00	1.80
Sept 2022	0.50	1.60	1.80	2.10	1.90
Dec 2022	0.50	1.70	1.90	2.10	1.90
March 2023	0.50	1.80	1.90	2.20	2.00
June 2023	0.75	1.80	2.00	2.20	2.00
Sept 2023	0.75	1.80	2.00	2.20	2.00
Dec 2023	0.75	1.90	2.00	2.30	2.10
March 2024	1.00	1.90	2.10	2.30	2.10
June 2024	1.00	1.90	2.10	2.40	2.20
Sept 2024	1.00	1.90	2.10	2.40	2.20
Dec 2024	1.00	2.00	2.20	2.50	2.30
March 2025	1.25	2.00	2.30	2.50	2.30

Over the last two years, the coronavirus outbreak has done huge economic damage to the UK and to economies around the world. After the Bank of England took emergency action in March 2020 to cut Bank Rate to 0.10%, it left Bank Rate unchanged at its subsequent meetings until raising it to 0.25% at its meeting on 16th December 2021.

As shown in the forecast table above, the forecast for Bank Rate now includes three increases, one in June 2023 to 0.75%, March 2024 to 1.00% and, finally, one in March 2025 to 1.25%.

Gilt yields / PWLB rates

Since the start of 2021, we have seen a lot of volatility in gilt yields, and hence PWLB rates. As the interest forecast table for PWLB certainty rates above shows, there is forecast to be a steady, but slow, rise in both Bank Rate and gilt yields during the forecast period to March 2025, though there will doubtless be a lot of unpredictable volatility during this forecast period.

While monetary policy in the UK will have a major impact on gilt yields, there is also a need to consider the potential impact that rising treasury yields in America could have on our gilt yields. As an average since 2011, there has been a 75% correlation between movements in US 10-year treasury yields and UK 10-year gilt yields. This is a significant upward risk exposure to our forecasts for longer term PWLB rates. However, gilt yields and treasury yields do not always move in unison.

US treasury yields. During the first part of 2021, US President Biden's, and the Democratic party's, determination to push through a \$1.9trn (equivalent to 8.8% of GDP) fiscal boost for the US economy as a recovery package from the Covid pandemic was what unsettled financial markets. However, this was in addition to the \$900bn support package already passed in December 2020. This was then followed by additional Democratic ambition to spend \$1trn on infrastructure (which was eventually passed by both houses later in 2021) and an even larger sum on an American families plan over the next decade; this is still caught up in Democrat / Republican haggling.

There are also possible downside risks from the huge sums of cash that the UK populace have saved during the pandemic; when savings accounts earn little interest, it is likely that some of this cash mountain could end up being invested in bonds and so push up demand for bonds and support their prices i.e., this would help to keep their yields down. How this will interplay with the Bank of England eventually getting round to not reinvesting maturing gilts and then later selling gilts, will be interesting to monitor.

As the US financial markets are, by far, the biggest financial markets in the world, any upward trend in treasury yields will invariably impact and influence financial markets in other countries. Inflationary pressures and erosion of surplus economic capacity look much stronger in the US compared to those in the UK, which would suggest that Fed rate increases eventually needed to suppress inflation, are likely to be faster and stronger than Bank Rate increases in the UK. This is likely to put upward pressure on treasury yields which could then spill over into putting upward pressure on UK gilt yields.

The forecasts are also predicated on an assumption that there is no break-up of the Eurozone or EU within the forecasting period, despite the major challenges that are looming up, and that there are no major

ructions in international relations, especially between the US and Russia, China / North Korea and Iran, which have a major impact on international trade and world GDP growth.

One of the key results of the pandemic has been a fundamental rethinking and shift in monetary policy by major central banks like the Fed, the Bank of England and the ECB, to tolerate a higher level of inflation than in the previous two decades when inflation was the prime target to bear down on so as to stop it going above a target rate. There is now also a greater emphasis on other targets for monetary policy than just inflation, especially on 'achieving broad and inclusive "maximum" employment in its entirety' in the US, before consideration would be given to increasing rates.

Investment and borrowing rates

- Investment returns are expected to improve in 2022/23. However, while markets are pricing in a series of Bank Rate hikes, actual economic circumstances may see the MPC fall short of these elevated expectations.
- Borrowing interest rates fell to historically very low rates as a result of the COVID crisis and the quantitative easing operations of the Bank of England and still remain at historically low levels. The policy of avoiding new borrowing by running down spare cash balances has served local authorities well over the last few years.
- Borrowing for capital expenditure. Link's long-term (beyond 10 years), forecast for Bank Rate is 2.00%. As some PWLB certainty rates are currently below 2.00%, there remains value in considering long-term borrowing from the PWLB where appropriate. Temporary borrowing rates are likely to remain near Bank Rate and may also prove attractive as part of a balanced debt portfolio. In addition, there are also some cheap alternative sources of long-term borrowing if an authority is seeking to avoid a "cost of carry" but also wishes to mitigate future re-financing risk.

3.4

Borrowing Strategy

The council is currently maintaining an under-borrowed position. This means that the capital borrowing need (the Capital Financing Requirement) has not been fully funded with loan debt as cash supporting the council's reserves, balances and cash flow has been used as a temporary measure. This strategy is prudent as investment returns are low and counterparty risk is still an issue that needs to be considered.

Against this background and the risks within the economic forecast, caution will be adopted with the 2022/23 treasury operations. The

Corporate Director of Resources will monitor interest rates in financial markets and adopt a pragmatic approach to changing circumstances:

- if it was felt that there was a significant risk of a sharp fall in borrowing rates, then borrowing will be postponed.
- if it was felt that there was a significant risk of a much sharper rise in borrowing rates than that currently forecast, perhaps arising from an acceleration in the rate of increase in central rates in the USA and UK, an increase in world economic activity, or a sudden increase in inflation risks, then the portfolio position will be re-appraised. Most likely, fixed rate funding will be drawn whilst interest rates are lower than they are projected to be in the next few years.

Any decisions will be reported to Council at the next available opportunity.

The council doesn't have any plans in the short to medium term to undertake any further borrowing.

3.5 Policy on borrowing in advance of need

The council will not borrow more than or in advance of its needs purely in order to profit from the investment of the extra sums borrowed. Any decision to borrow in advance will be within forward approved Capital Financing Requirement estimates and will be considered carefully to ensure that value for money can be demonstrated and that the council can ensure the security of such funds. Risks associated with any borrowing in advance of activity will be subject to prior appraisal and subsequent reporting through the mid-year or annual reporting mechanism.

3.6 Debt rescheduling

Rescheduling of current borrowing in our debt portfolio is unlikely to occur as there is still a very large difference between premature redemption rates and new borrowing rates, even though the general margin of PWLB rates over gilt yields was reduced by 100 bps in November 2020.

3.7 New Financial institutions as a source of borrowing and/or types of borrowing

Currently the PWLB Certainty Rate is set as +80 basis points for both Housing Revenue Accounts (HRA) and non-HRA borrowing. However, consideration may still need to be given to sourcing funding from the following sources for the following reasons:

- Local authorities (primarily shorter dated maturities out to 3 years or so – still cheaper than the Certainty Rate).
- Financial institutions (primarily insurance companies and pension funds but also some banks, out of forward dates where the

objective is to avoid a “cost of carry” or to achieve refinancing certainty over the next few years).

- Municipal Bonds Agency (possibly still a viable alternative depending on market circumstances prevailing at the time).

4. Annual Investment Strategy

4.1 Investment policy – management of risk

The Department of Levelling Up, Housing and Communities (DLUHC - this was formerly the Ministry of Housing, Communities and Local Government (MHCLG)) and CIPFA have extended the meaning of ‘investments’ to include both financial and non-financial investments. This report deals solely with treasury (financial) investments, (as managed by the treasury management team). Non-financial investments, essentially the purchase of income yielding assets, are covered in the Capital Strategy.

The council’s investment policy has regard to the following:

- DLUHC’s Guidance on Local Government Investments (“the Guidance”)
- CIPFA Treasury Management in Public Services Code of Practice and Cross Sectoral Guidance Notes 2021 (“the Code”)
- CIPFA Treasury Management Guidance Notes 2021

The council’s investment priorities will be security first, portfolio liquidity second and then yield, (return). The council will aim to achieve the optimum return (yield) on its investments commensurate with proper levels of security and liquidity and with the council’s risk appetite. In the current economic climate it is considered appropriate to keep investments short term to cover cash flow needs.

The above guidance from the DLUHC and CIPFA places a high priority on the management of risk. This authority has adopted a prudent approach to managing risk and defines its risk appetite by the following means:

1. Minimum acceptable credit criteria are applied in order to generate a list of highly creditworthy counterparties. This also enables diversification and thus avoidance of concentration risk. The key ratings used to monitor counterparties are the short term and long-term ratings.
2. Other information: ratings will not be the sole determinant of the quality of an institution; it is important to continually assess and monitor the financial sector on both a micro and macro basis and in relation to the economic and political environments in which institutions operate. The assessment will also take account of information that reflects the opinion of the markets. To achieve this consideration the council will engage with its advisors to

maintain a monitor on market pricing such as “credit default swaps” and overlay that information on top of the credit ratings.

3. Other information sources used will include the financial press, share price and other such information pertaining to the financial sector in order to establish the most robust scrutiny process on the suitability of potential investment counterparties.
4. Types of investment instruments identified for use in the financial year are listed in Treasury Management Practices (TMP) Schedule 1 under the ‘specified’ and ‘non-specified’ investment categories.
5. Lending limits, (amounts and maturity), for each counterparty will be set through applying the matrix table in paragraph 4.2.
6. Transaction limits are set for each type of investment in 4.2.
7. Investments will only be placed with counterparties from countries with a specified minimum sovereign rating (see paragraph 4.3).
8. This authority has engaged external consultants (see paragraph 1.5) to provide expert advice on how to optimise an appropriate balance of security, liquidity and yield, given the risk appetite of this authority in the context of the expected level of cash balances and need for liquidity throughout the year.
9. All investments will be denominated in sterling.
10. As a result of the change in accounting standards for 2020/21 under IFRS 9, this authority will consider the implications of investment instruments which could result in an adverse movement in the value of the amount invested and resultant charges at the end of the year to the General Fund. (In November 2018, MHCLG concluded a consultation for a temporary override to allow English local authorities time to adjust their portfolio of all pooled investments by announcing a statutory override to delay implementation of IFRS 9 for five years ending 31.3.23.)

However, this authority will also pursue value for money in treasury management and will monitor the yield from investment income against appropriate benchmarks for investment performance (see paragraph 4.5). Regular monitoring of investment performance will be carried out during the year.

Changes in risk management policy from last year

The above criteria are unchanged from last year.

4.2

Creditworthiness Policy

This council applies the creditworthiness service provided by the Link Group. This service employs a sophisticated modelling approach utilising credit ratings from the three main credit rating agencies - Fitch, Moody’s and Standard & Poor’s. The credit ratings of counterparties are supplemented with the following overlays:

- “watches” and “outlooks” from credit rating agencies;
- CDS spreads that may give early warning of changes in credit ratings;

- sovereign ratings to select counterparties from only the most creditworthy countries.

This modelling approach combines credit ratings and any assigned Watches and Outlooks in a weighted scoring system which is then combined with an overlay of CDS spreads. The end product of this is a series of colour coded bands which indicate the relative creditworthiness of counterparties. These colour codes are used by the council to determine the suggested duration for investments. The council will, therefore, use counterparties within the following durational bands:

- Yellow 5 years (only local authorities)
- Dark pink 5 years for Ultra-Short Dated Bond Funds with a credit score of 1.25
- Light pink 5 years for Ultra-Short Dated Bond Funds with a credit score of 1.5
- Purple 2 year
- Blue 1 year (only applies to nationalised or part nationalised UK Banks)
- Orange 1 year
- Red 6 months
- Green 100 days
- No colour not to be used

Organisation	Minimum credit criteria / colour band	Max. Amount per Institution	Max. maturity Period
Term deposits with UK Clearing Banks and UK Building Societies	Purple	£6m or **	Up to 2 years
	Blue	£6m or **	Up to 1 year*
	Orange	£6m or **	Up to 1 year
	Red	£6m or **	Up to 6 months
	Green	£6m or **	Up to 100 days
Term deposits with Other Banks	Orange	£6m or **	Up to 1 year
	Red	£6m or **	Up to 6 months
	Green	£6m or **	Up to 100 days
Certificates of Deposit with UK Clearing Banks and UK Building Societies	Purple	£6m or **	Up to 2 years
	Blue	£6m or **	Up to 1 year*
	Orange	£6m or **	Up to 1 year
	Red	£6m or **	Up to 6 months
	Green	£6m or **	Up to 100 days
UK Local Authorities	Yellow	£6m or **	Up to 5 years
		£6m or **	Up to 1 year

Ultra-Short Dated Bond with credit score of 1.25	Dark Pink / AAA	£6m or **	liquid
Ultra-Short Dated Bond with credit score of 1.5	Light Pink / AAA	£6m or **	liquid
Money Market Funds - CNAV, LVNAV or VNAV	AAA	£6m or **	liquid

*Part nationalised banks.

** £6m or 20% of investment balance per individual counterparty or 25% per whole counterparty group whichever is higher.

The Link creditworthiness service uses a wider array of information other than just primary ratings. Furthermore, by using a risk weighted scoring system, it does not give undue preponderance to just one agency's ratings.

Typically, the minimum credit ratings criteria the council use will be a short-term rating (Fitch or equivalent) of F1 and a long-term rating of A. There may be occasions when the counterparty ratings from one rating agency are marginally lower than these ratings but may still be used. In these instances, consideration will be given to the whole range of ratings available, or other topical market information, to support their use.

All credit ratings will be monitored weekly. The council is alerted to changes to ratings of all three agencies through its use of the Link creditworthiness service.

- if a downgrade results in the counterparty / investment scheme no longer meeting the council's minimum criteria, its further use as a new investment will be withdrawn immediately.
- in addition to the use of credit ratings the council will be advised of information in movements in Credit Default Swap spreads against the iTraxx European Financials benchmark and other market data on a daily basis via its Passport website, provided exclusively to it by Link. Extreme market movements may result in downgrade of an institution or removal from the council's lending list.

Sole reliance will not be placed on the use of this external service. In addition this council will also use market data and market information, as well as information on any external support for banks to help support its decision making process.

Creditworthiness

Significant levels of downgrades to Short- and Long-Term credit ratings have not materialised since the crisis in March 2020. In the main, where they did change, any alterations were limited to Outlooks. However, as economies are beginning to reopen, there have been some instances of previous lowering of Outlooks being reversed.

CDS prices

Although bank CDS prices, (these are market indicators of credit risk), spiked upwards at the end of March / early April 2020 due to the heightened market uncertainty and ensuing liquidity crisis that affected financial markets, they have returned to more average levels since then. However, sentiment can easily shift, so it will remain important to undertake continual monitoring of all aspects of risk and return in the current circumstances. Link monitor CDS prices as part of their creditworthiness service to local authorities and the Council has access to this information via its Link-provided Passport portal.

4.3

Country limits

The council has determined that it will only use approved counterparties from the UK and from countries with a minimum sovereign credit rating of AA- from Fitch (or equivalent). The list of countries that qualify using this credit criteria as at the date of this report are shown in Annex 1. This list will be added to, or deducted from, by officers should ratings change in accordance with this policy.

4.4

Investment Strategy

In-House Funds

Investments will be made with reference to the core balance and cash flow requirements and the outlook for short-term interest rates (i.e. rates for investments up to 12 months). Greater returns are usually obtainable by investing for longer periods. While most cash balances are required in order to manage the ups and downs of cash flow, where cash sums can be identified that could be invested for longer periods, the value to be obtained from longer term investments will be carefully assessed.

- If it is thought that Bank Rate is likely to rise significantly within the time horizon being considered, then consideration will be given to keeping most investments as being short term or variable.
- Conversely, if it is thought that Bank Rate is likely to fall within that time period, consideration will be given to locking in higher rates currently obtainable, for longer periods.

Investment returns expectations

The current forecast shown in paragraph 3.3, includes a forecast for a first increase in Bank Rate in May 2022, though it could come in February.

The suggested budgeted investment earnings rates for returns on investments placed for periods up to about three months during each financial year are as follows (the long term forecast is for periods over 10 years in the future):

Average earnings in each year	
2022/23	1.00%
2023/24	1.25%
2024/25	1.25%
2025/26	1.25%
2026/27	1.25%
Long term later years	2.00%

For its cash flow generated balances, the Council will seek to utilise its business reserve instant access and notice accounts, money market funds and short-dated deposits, (overnight to 100 days), in order to benefit from the compounding of interest.

4.5 Investment treasury indicator

There are currently no plans for funds to be invested for a period greater than 364 days. These limits are set with regard to the councils liquidity requirements and to reduce the need for early sale of an investment and are based on the availability of funds after each year end. For its cash flow generated balances, the council will seek to utilise its instant access and notice accounts, money market funds, short dated deposits (overnight to 100 days) and 6 month deposits in order to benefit from compounding of interest. This council will use an investment benchmark to assess the investment performance of its investment portfolio of 7 day LIBID (London Interbank Bid Rate).

4.6 End of year investment report

At the end of the financial year, the council will report on its investment activity as part of its Annual Treasury Report.

4.7 Non-treasury investments

This council recognises that investment in other financial assets and property primarily for financial return, taken for non-treasury management purposes, requires careful investment management. Such activity includes loans supporting service outcomes, investments in subsidiaries and investment property portfolios. This council does not currently have any such investments. However it will ensure that all of its investments are covered in the capital programme, investment strategy or equivalent and will set out, where relevant, the council's risk

appetite and specific policies and arrangements for non-treasury investments. It will be recognised that the risk appetite for these activities may differ from that of treasury management. The council will maintain a schedule setting out a summary of existing material investments, subsidiaries, joint ventures and liabilities including financial guarantees and the council's risk exposure where applicable.

Annex 1

Approved Countries for Investments (as at 18/02/2022)

This list is based on those countries which have sovereign ratings of AA- or higher, (we show the lowest rating from Fitch, Moody's and S&P) and also, (except - at the time of writing - for Hong Kong, Norway and Luxembourg), have banks operating in sterling markets which have credit ratings of green or above in the Link credit worthiness service.

Based on lowest available rating

AAA

- Australia
- Denmark
- Germany
- Netherlands
- Singapore
- Sweden
- Switzerland
- U.S.A

AA+

- Canada
- Finland

AA

- United Arab Emirates
- France

AA-

- Belgium
- Qatar
- U.K.

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MINIMUM REVENUE PROVISION POLICY STATEMENT 2022/23 (England and Wales)

1. The Council's Adopted Approach

The council implemented the new Minimum Revenue Provision (MRP) guidance in 2008/09 and will assess their MRP for 2022/23 in accordance with the main recommendations contained within the guidance issued by the Secretary of State under section 21(1A) of the Local Government Act 2003 and the revised guidance issued in 2018.

For capital expenditure incurred before 1 April 2008 or which in the future will be Supported Capital Expenditure and from 1 April 2008, for all unsupported borrowing (including PFI and finance leases) the policy will be Asset Life method. Capital expenditure will under delegated powers be charged over a period which is reasonably commensurate with the estimated useful life applicable to the nature of expenditure, using the equal annual instalment method (Asset Life Method). For example, capital expenditure on a new building, or on the refurbishment or enhancement of a building, will be related to the estimated life of that building.

Estimated life periods will be determined under delegated powers. To the extent that expenditure is not on the creation of an asset and is of a type that is subject to estimated life periods that are referred to in the guidance, these periods will generally be adopted by the council. However, the council reserves the right to determine useful life periods and prudent MRP in exceptional circumstances where the recommendations of the guidance would not be appropriate.

As some types of capital expenditure incurred by the council are not capable of being related to an individual asset, asset lives will be assessed on a basis which most reasonably reflects the anticipated period of benefit that arises from the expenditure. Also, whatever type of expenditure is involved, it will be grouped together in a manner which reflects the nature of the main component of expenditure and will only be divided up in cases where there are two or more major components with substantially different useful economic lives.

A change introduced by the revised DLUHC MRP Guidance allowed any charges made over the statutory minimum revenue provision, voluntary revenue provision or overpayments, to be, if needed reclaimed in later years if deemed necessary or prudent. The council does not have any such overpayments.

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WYRE BOROUGH COUNCIL

CAPITAL STRATEGY

2022/23

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1.0	INTRODUCTION
1.1	<p>The Chartered Institute of Public Finance and Accountancy (CIPFA) revised the Prudential Code in December 2021 with immediate effect. A soft launch approach has been taken with formal adoption and reporting required from 2023/24. As such this version of the Capital Strategy will include some elements not yet adopted in order to signpost forthcoming changes.</p> <p>The updated Prudential Code 2021 requires local authorities to produce a capital strategy in order to demonstrate that the council does the following:</p> <ul style="list-style-type: none"> • takes capital and investment decisions in line with service objectives; • properly takes account of stewardship, value for money, prudence, sustainability and affordability; • sets out the long-term context in which capital expenditure and investment decisions are made; • gives due consideration to both risk and reward; • gives due consideration to the impact on the achievement of priority outcomes, and; • authorities should report on and clearly distinguish investments for treasury management, service and commercial purposes
1.2	The capital strategy forms part of the council's integrated revenue, capital and balance sheet planning.
1.3	The strategy is intended to give a high level overview of how capital expenditure, capital financing, investments and treasury management activity contribute to the delivery of the council's plans and provision of services along with an overview of how associated risk is managed and the implications for future financial sustainability.
1.4	The capital strategy should be tailored to the council's individual circumstances but should include capital expenditure, investments and liabilities and treasury management. The capital strategy should include sufficient detail to allow all members to understand how stewardship, value for money, prudence, sustainability, proportionality and affordability will be secured and to meet legislative requirements on reporting.
1.5	A long-term view is taken when outlining the capital strategy and its associated context, as many schemes will span a number of years and have implications beyond the Medium Term Financial Plan (MTFP). All planned capital expenditure and investment decisions are included in the strategy including those undertaken with external partners.

<p>1.6</p>	<p>CIPFA guidance indicates that the Capital Strategy should have regard to the following areas, each of which will be covered in this document:</p> <ul style="list-style-type: none"> • Capital expenditure • Debt, borrowing, investments and treasury management • Investments for commercial purposes • Other long-term liabilities • Knowledge and skills
<p>1.7</p>	<p>This document should be read in conjunction with the Council’s annual Treasury Management Policy Statement and Practices, Treasury Management and Annual Investment Strategy and the Minimum Revenue Provision Policy Statement. Reference may be made to specific sections of these documents as appropriate to avoid unnecessary duplication in the Capital Strategy.</p>
	<p>The Capital Strategy is reviewed annually and presented to full Council for approval.</p>
<p>2.0</p>	<p>KEY DOCUMENTS</p>
<p>2.1</p>	<p>Aside from the Treasury Management Policy Statement and Practices, Treasury Management and Annual Investment Strategy and the Minimum Revenue Provision Policy Statement, there are several key internal documents which influence the strategic direction of the council and these are listed below.</p> <ul style="list-style-type: none"> • The Business Plan which gets refreshed annually and has three themes around People, Place and Economy. • The Council’s Strategic Narrative which identifies three ‘big goals’ including commercial and environmental awareness, a flexible and change-ready workforce and providing an integrated and community-focused service offer. • The Commercial Strategy (see Appendix 1). • The Asset Management Strategy and Action Plan. • Also important are the main financial reports: the Statement of Accounts, the Medium Term Financial Plan (MTFP) and the Revenue Estimates and Capital Programme. <p>All of the above documents are available on the council’s website (for more details please see the latest versions at www.wyre.gov.uk).</p>
<p>3.0</p>	<p>CAPITAL EXPENDITURE</p>

<p>3.1</p>	<p>This section will cover the following areas identified by CIPFA guidance where their impact is material:</p> <ul style="list-style-type: none"> • An overview of the governance process for approval and monitoring capital expenditure. • A long-term view of capital expenditure plans, where long-term is defined by the financing strategy of and risks faced by the authority with reference to the life of the projects/assets (see Appendix 2). • An overview of asset management planning including the cost of past borrowing, maintenance requirements and planned disposals. • Any restrictions around borrowing or funding of ongoing capital finance.
<p>The Definition of Capital Expenditure</p>	
<p>3.2</p>	<p>The council has two types of expenditure as defined in the annual statement of accounts:</p> <ul style="list-style-type: none"> • <i>Revenue expenditure</i>: the everyday costs incurred with running the council such as employee costs, premises related expenditure and various supplies and services.
<ul style="list-style-type: none"> • <i>Capital expenditure</i>: the more sizeable costs, which usually relate to the acquisition of new assets or significant enhancement of existing assets to extend the economic benefit to the council. 	
<p>3.3</p>	<p>In brief, there are three routes under which expenditure can qualify as capital and these are:</p> <ul style="list-style-type: none"> • Spending which meets the recognition criteria specified under 'proper accounting practices' e.g. expenditure on the acquisition of, construction of or the addition of subsequent costs to non-current assets (tangible e.g. buildings and intangible e.g. software) • Spending which meets one of the definitions specified in regulations made under the Local Government Act 2003 e.g. Revenue Expenditure Funded from Capital Under Statute (REFCUS). • The Secretary of State makes a direction that the spending can be treated as capital expenditure.
<p>3.4</p>	<p>Examples of capital expenditure include expenditure on the acquisition, reclamation or enhancement of assets (e.g. buildings, land, plant and machinery). It can include computer costs (for use over a period exceeding one year e.g. software), grants to third parties, incidental costs involved in a capital project (e.g. officers' salaries and professional fees).</p>
<p>3.5</p>	<p>Excluded from the definition of capital are training, administrative and other general overhead costs. Costs will also be ineligible to the extent that they relate to activity that takes place prior to the intention to acquire or construct a fixed asset. Examples of this include the cost of option appraisals and feasibility studies that do not contribute to the scoping of the asset ultimately acquired or constructed.</p>
<p>3.6</p>	<p>The key principle to follow is that 'everything is revenue unless you can prove it is capital'.</p>

	<p>The Capital Programme, Governance and Approval Process</p>
3.7	<p>The Capital Programme is the council's schedule of capital works for future years and includes details of the funding of the schemes. Included in the schedule are projects such as sea defences and beach management, restoration of parks and open spaces, our rolling replacement of vehicles, Fleetwood regeneration including project Neptune, and the construction of new buildings and facilities. Also included could be service and commercial investments such as new IT systems to deliver digital transformation, the purchase of land or buildings for investment purposes and design, consultancy or in-house fees for staff time in support of major schemes. The Council is working with partners to assist them to meet both their objectives and the Council's objectives.</p>
3.8	<p>The approval process for individual capital schemes and the Capital Programme itself can be found in the Council's Constitution which is available on the council's website. In summary, the majority of capital schemes are approved via a Portfolio Holder Report submitted to the relevant Portfolio Holder. Alternatively, where a key decision is involved, a Cabinet Report on a specific scheme or project is used to update the Capital Budget. Regular reports are also submitted to Cabinet throughout the year providing them with the latest current year Capital Budget position and its impact on the multi-year Capital Programme and requesting their approval for any changes. In February of each year the Cabinet formally approve the current revised and the future year's Capital Programme and this is subsequently ratified by full Council in March as part of the annual budget setting process.</p>
3.9	<p>Capital expenditure is prioritised based on a number of factors including the availability of external funding and any associated conditions, the availability of internal funding, Business, Service and Asset Management Plan priorities, health and safety, environmental sustainability, resources and capacity.</p>
3.10	<p>The council's MTFP will encompass the current year's budget plus four years and the Capital Programme will mirror this approach. Reference will also be made to years beyond the scope of the MTFP period where the expected lifespan of planned projects exceeds this timeframe.</p>
	<p>Asset Management</p>
3.11	<p>The Asset Management Strategy and Action Plan provides an overview of the council's current position with regard to investment properties, surplus assets, planned maintenance and investment projects and so on. The latest detailed Asset Management Strategy and Action Plan can be found on the council's website.</p>
3.12	<p>In order to achieve our corporate vision, key work areas have been established for Asset Management, these are:</p> <ul style="list-style-type: none"> • Managing Investment Assets • Managing Property Assets • Property Maintenance

- Property Disposals
- Property Acquisitions

3.13 The Council’s property portfolio largely falls under two main categories: Property Assets and Investment Property.

The breakdown of property categories is as shown below:

Category	Number	Asset Value (31/03/2021)
Property Assets	69	£41.5m
Investment Assets	51	£11.0m
Community Assets	103	£5.6m
Heritage Assets	4	£0.3m
Assets Held for Sale	0	£0m
TOTAL	225	£58.4m

Long-Term Borrowing

3.14 In an effort to reduce the council’s reliance on borrowing and following concerns about the sustainability of continuing to borrow in the current economic climate, a Capital Investment Reserve was created as part of the 2009/10 closure of accounts. The council has the following outstanding long term borrowing:

Date	Loan ref.	Value (£)	Period (Years)	Rate (%)	Maturing
05/03/2008	494404	552,000	30	4.48	September 2037
05/03/2008	494405	1,000,000	50	4.41	September 2057
Total		1,552,000			

Significant Property Acquisitions and Disposals

3.15 Acquisition - During 2021/22 Cabinet approved the acquisition of new fish and food processing units in Fleetwood (Project Neptune). These are expected to be completed in May 2022. Tenants are entering lease agreements and the units are expected to be fully let.

Disposal – During 2021/22 Cabinet approved the disposal of land at Bourne Hill, Thornton and the site is expected to complete in May 2022, generating a capital receipt.

4.0 DEBT, BORROWING, INVESTMENTS AND TREASURY MANAGEMENT

4.1 This section will cover the following areas identified by CIPFA guidance where their impact is material:

- A long-term projection of external debt (ie gross borrowing plus other long-term liabilities).
- Provision for the repayment of debt over the long-term, having regard to statutory guidance on MRP or the repayment of loans fund advances.
- Authorised limit and operational boundary for the following year.

	<ul style="list-style-type: none"> • The authority’s approach to treasury management including processes, due diligence and defining the authority’s risk appetite. • A projection of investments (where material) analysed between investments for treasury management purposes and commercial purposes (including commercial property). • A statement of whether the authority has complied with paragraphs 51 to 53 of the Prudential Code in relation to investments for commercial purposes, in particular the requirement that an authority must not borrow to invest for the primary purpose of financial return.
	<p>Capital Investments vs. Treasury Management, Service and Commercial Investments</p>
<p>4.2</p>	<p>‘Treasury Management Activities’ are defined by CIPFA as:</p> <p><i>“The management of the organisation’s borrowing, investments and cash flows, its banking, money market and capital market transactions; the effective control of the risks associated with those activities; and the pursuit of optimum performance consistent with those risks.”</i></p> <p>‘Investments for treasury management purposes’ (or treasury management investments) are those investments that arise from the organisation’s cash flows or treasury risk management activity, and ultimately represent balances that need to be invested until the cash is required for use in the course of business.</p> <p>‘Investments for commercial purposes’ (or commercial investments) are taken or held primarily for financial return and are not linked to treasury management activity or directly part of delivering services.</p> <p>‘Investments for service purposes’ (or service investments) are taken or held primarily and directly for the delivery of public services (including housing, regeneration and local infrastructure) or in support of joint working with others to deliver such services.</p>
<p>4.3</p>	<p>Unlike capital investments, for treasury management investments the security and liquidity of funds is placed ahead of any investment return.</p>
<p>4.4</p>	<p>The council recognises that investment in other financial assets and property primarily for financial return, taken for non-treasury management purposes, requires careful investment management. Such activity includes loans supporting service outcomes and investment property portfolios. The council currently has no commercial or service investments and does not borrow to invest for the primary purpose of financial return.</p>
<p>4.5</p>	<p>The council will ensure that all of its investments are covered in the capital strategy, investment strategy or equivalent, and will set out, where relevant, the council’s risk appetite and specific policies and arrangements for non-treasury investments. It will be recognised that the risk appetite for these activities may differ from that for treasury management.</p>

4.6	Capital investments should be proportional to the level of resource available to the council and the council should ensure that the same robust procedures for the consideration of risk and return are applied to these decisions.
Capital Resources and Financing Strategy	
4.7	Wyre’s Capital Programme has always relied heavily on external funding owing to limited internal resources and a desire not to add to existing levels of external borrowing. The council has external funding levels of 77% (estimated 2021/22) of the total capital programme. Much of this has been provided by the Environment Agency for large scale sea defences and beach management schemes but other externally funded works include Disabled Facilities Grants (Better Care Fund) and funding towards the new fish and food processing units in Fleetwood.
4.8	As a result of central government funding cuts and a significant gap to bridge in our ongoing revenue estimates, there is limited scope for the council to contribute monies from general balances without additional compensating savings being identified. Likewise, the shortfall in ongoing funding means that it is not prudent to add to our external borrowing unless a compelling ‘invest to save’ case exists.
4.9	Several earmarked reserves exist to support capital investment and these include the Capital Investment, Leisure Management, IT Strategy, Value For Money, Vehicle Replacement/Street Cleansing Maintenance and the Property Investment Fund Reserves.
4.10	<p>The Capital Programme assumes available funding from the following sources:</p> <ul style="list-style-type: none"> • Capital grants and contributions • Capital receipts from the sale of assets • Earmarked reserves • Revenue contributions • Internal borrowing • External borrowing
4.11	Ordinarily, capital receipts can only be used to fund capital expenditure or be set aside to repay debt. However, as part of the multi-year 2016/17 local government finance settlement, greater flexibility to allow council’s to use these receipts to generate ongoing revenue efficiencies was announced although conditions apply including the requirement for a Strategy approved by full Council.
4.12	“The Guidance recommends that the Strategy setting out details of projects to be funded through flexible use of capital receipts be prepared prior to the start of each financial year. Failure to meet this requirement does not mean that an authority cannot access the flexibility in that year. However, in this instance, the Strategy should be presented to full Council or the equivalent at the earliest possible opportunity.”

4.13	At the present time, there is no intention to make use of this flexibility owing to the significant schedule of works required to maintain and invest in our assets and as such no Strategy has yet been approved by Council.
5.0	COMMERCIAL ACTIVITY
5.1	<p>This section will cover the following areas identified by CIPFA guidance where their impact is material:</p> <ul style="list-style-type: none"> • The authority's approach to commercial activities including processes ensuring effective due diligence and defining the authority's risk appetite in respect of these, including proportionality in respect of overall resources. • Requirements for independent and expert advice and scrutiny arrangements.
5.2	The council's Commercialisation Strategy 2018 – 2023 can be found at Appendix 1 to this report. It was previously approved as part of the Capital Strategy by full Council and minor updates have been made.
5.3	<p>As local authorities become increasingly complex and diverse it is vital that those charged with governance understand the long-term context in which investment decisions are made and all the financial risks to which the authority is exposed. The impact of commercialisation has widened the scope of local authority powers and with the introduction of arrangements such as combined authorities it is no longer sufficient to consider only the individual local authority but also the residual risks and liabilities to which it is subject.</p> <p>Authorities may invest in other financial assets, including loans and property primarily for financial return, which are not part of treasury management activity.</p> <p>Other investments may include:</p> <ul style="list-style-type: none"> • 'service investments' held clearly and explicitly in the course of the provision – and for the purposes – of operational services, including regeneration • 'commercial investments' which are taken for mainly financial reasons, including investments arising as part of business structures, such as shares and loans in subsidiaries or other outsourcing structures such as IT providers or building services providers; or investments explicitly taken with the aim of making a financial surplus for the organisation; commercial investments also include non-financial assets which are held primarily for financial return such as investment properties.
5.4	Investigations into policy driven initiatives and investments are allowed under the Capital and Investment Strategies under the delegated authority of the S.151 Officer. The authority currently has no material commercial activity and none is forecast in the current capital programme.

<p>5.5</p>	<p>Expert advice will be sought, including legal and financial, where required for any service or commercial investments. Commercial activity is not risk-free, even where no or cheap external borrowing is used.</p> <ul style="list-style-type: none"> • All decisions to incur expenditure and to borrow must be backed by effective legal powers, which might not be available. There is an additional problem in that these decisions may subsequently be invalidated by changes in statutory provisions or developments in case law. • The authority's returns (income and capital gains) are at risk, while, once incurred, borrowing costs are unavoidable. A reduction in returns could put the authority's revenue account into deficit. There are risks in relation to the fair value of the property on the balance sheet, for example, where the commercial property fair value is less than the value of the debt liability. • Assuming the investment is purchased at market prices, the extra margin or return must reflect additional risk.
<p>6.0</p>	<p>OTHER LONG-TERM LIABILITIES</p>
<p>6.1</p>	<p>This section will cover the following areas identified by CIPFA guidance where their impact is material:</p> <ul style="list-style-type: none"> • An overview of the governance process for approval and monitoring and ongoing risk management of any other financial guarantees and other long-term liabilities.
<p>6.2</p>	<p>Liabilities related to the Defined Benefit Pension Scheme are excluded from this definition related to treasury management.</p>
<p>6.3</p>	<p>The Authority, as a lessee, does not have any finance leases or operating leases of notable value. A review of forthcoming changes under IFRS16, currently expected to be deferred again, is being undertaken and this may alter the position but the impact is still being evaluated.</p>
<p>7.0</p>	<p>KNOWLEDGE AND SKILLS</p>
<p>7.1</p>	<p>This section will cover the following areas identified by CIPFA guidance where their impact is material:</p> <ul style="list-style-type: none"> • A summary of the knowledge and skills available to the authority and confirmation that these are commensurate with the authority's risk appetite.
	<p>Officer Training</p>
<p>7.2</p>	<p>The training needs of treasury management officers are reviewed throughout the year and additionally when the responsibilities of staff members change or there is staff turnover. Training records are held centrally for audit purposes.</p>

7.3	Staff are encouraged to view webinars and/or attend training courses, seminars and conferences held by Link Group, Treasury Solutions Limited, CIPFA and other appropriate bodies. Relevant staff are encouraged to study professional qualifications from CIPFA and other appropriate organisations.
7.4	Day-to-day treasury management staff and the S.151 Officer attend an annual strategy meeting with Link Group, Treasury Solutions Limited. Their expertise is available throughout the year and utilised by relevant staff as and when required.
Member Training	
7.5	The CIPFA Code requires the responsible officer to ensure that Members with responsibility for treasury management receive adequate training in treasury management. This especially applies to Members responsible for scrutiny.
7.6	An annual training session is held for members of the Overview and Scrutiny Committee (O&S) in particular. This is either delivered in-house by the responsible officer at a suitable O&S meeting or provided by the council's external treasury management consultants, usually by way of an evening briefing available to all Members. Refer to the Treasury Management Policy Statement and Practices, Treasury Management and Annual Investment Strategy for more details.
Treasury Management Consultants	
7.7	<p>The council uses Link Group, Treasury Solutions Limited external treasury management advisors.</p> <p>The council recognises that responsibility for treasury management decisions remains with the organisation at all times and will ensure that undue reliance is not placed upon our external providers.</p> <p>It also recognises that there is value in employing external providers of treasury management services in order to acquire access to specialist skills and resources. The council will ensure that the terms of their appointment and the methods by which their value will be assessed are properly agreed and documented, and subjected to regular review.</p>
8.0	THE FUTURE AMBITION OF THE COUNCIL'S CAPITAL PROGRAMME
8.1	The Capital Strategy is a high level overview which over time will be developed to reflect the Council's emerging risk appetite, strategic influences and overall capital ambitions.
8.2	A key part of the evolution of the Capital Strategy will be the determination of the Council's capital ambition and an important element of this will relate to the adopted Local Plan (Council, 28 February 2019). This document contains the following Vision Statement (further detail is available on our website at www.wyre.gov.uk):

	<p>“By 2031 Wyre will be recognised as an aspirational place with a clear focus on delivering sustainable growth – balancing environmental, social and economic considerations. It will be an attractive and successful place focused on creating opportunities for people to live, work, visit and do business. Development will have achieved high quality urban and rural environments, whilst respecting the diverse distinctiveness of local character across the Borough.”</p>
8.3	<p>This vision will inform the starting point for further investigations and research into the current economic position in Wyre, including a focus on our high streets and how we can use council assets and further investment using the Property Investment Fund to promote regeneration.</p>
8.4	<p>Wyre has a strong track record of attracting external investment through successful funding bids and benefactor donations. Recently this has included substantial investment in new fish and food processing units in Fleetwood and successful bids for Heritage Action Zone funding from Historic England as well as significant Environment Agency investment in sea defences and beach management schemes.</p>
8.5	<p>During 2022/23 further work will continue, initially by Corporate Management Team, to explore the scope of a longer term vision for the borough and how the Council can help to shape and support this through capital investment. The Council has declared a Climate Emergency and the Business Plan focus has shifted to focus on achieving net zero carbon by 2050 with a target reduction of 78% by 2035. A funding bid for decarbonisation work at Fleetwood Market has just been successful and approval of a scheme is expected to follow in due course.</p>
9.0	<p>USEFUL LINKS</p>
9.1	<p>The following documents can all be found on the Wyre Council website: www.wyre.gov.uk.</p>
9.2	<ul style="list-style-type: none"> • Asset Management Strategy and Action Plan • Business Plan • Treasury Management Policy Statement and Practices and Treasury Management and Annual Investment Strategy and Minimum Revenue Provision Policy Statement • Medium Term Financial Plan • Revenue Estimates and Capital Programme • Local Plan
10.0	<p>APPENDICES</p>
10.1	<p>The following appendices are included for information:</p> <ul style="list-style-type: none"> • Appendix 1 – Commercialisation Strategy • Appendix 2a and 2b – Capital Strategy - Long Term Forecast

Wyre Council - Commercialisation Strategy 2018/19 to 2022/23

Background and Commercial Vision

In December 2016, the Council adopted a new Strategic Narrative, which sets out a clear vision and goals for evolving the way that Wyre council works. This was refreshed in 2019.

The Strategic Narrative contains three big goals and these are:

- An integrated and community-focused service offer.
- A flexible and change-ready workforce.
- Commercial and Environmental awareness is embedded in everything we do.

Focusing on the third big goal around commercial awareness, the narrative commits that:

- We will implement new ways to replenish dwindling government funding for local authorities. Our employees will be commercially minded, able to identify and maximize commercial opportunities. We will be mindful of our climate change commitment in everything we do and ensure that the council's activities are net-zero carbon by 2050.

Our approach will include:

- **Maintaining financial discipline.** We will be financially astute delivering quality services, in conjunction with partners, on time and on budget. Our Medium Term Financial Plan and Efficiency Programme will be aligned with our Business Plan to ensure our objectives and priorities are properly resourced and funded appropriately.
- **Bringing commerciality into everyday thinking.** We will bring commerciality into everyday working across the organisation through improved procurement practices, better contract management and a focus on delivering established financial goals.

At Wyre, commercialisation is a broad term used to capture all aspects of service reviews and redesign, the commissioning cycle, shared and multi-partner organisation joined-up services, income generation and general efficiencies.

Key Drivers

The council has a forecast budget gap of £3.2m in 2026/27 (as at February 2022) largely owing to central government cuts and this financial position necessitates our becoming more commercial in our approaches to procurement, contract management and the delivery and marketing of our services.

There is renewed interest in inter-Council arrangements with other local authorities as financial pressures increase. The same applies to other public sector partners who are similarly looking at the advantages, both financial and operational, of delivering services together on a shared footprint to make efficiencies.

Wyre's ultimate goal is achieving sustainability without the need for central government grant support and successes reported by other councils are building confidence in the sector that this is possible.

The introduction of our new appraisal 1-2-1s and 1-2-1+ are embedding the strategic vision and driving forward the 'One Team One Council, 'Working Collaboratively' and 'Work Smart' values throughout the workforce.

Annual benchmarking of services has highlighted areas for further investigation where our unit costs appear high compared to both our 'nearest neighbour' group and the national average. This analysis will prompt more detailed reviews of high unit cost areas to identify potential savings.

Core principles of Commercialisation at Wyre Council

Commercialisation at Wyre Council encompasses the following approaches:

- Selling and Marketing our Services
- Fees and Charges
- Smart Procurement
- Improved and Continuous Contract Management
- Multi-partner Collaboration and Shared Services
- Maximising our Assets
- Investments
- Generating Efficiencies
- Digital Transformation
- Civic Crowdfunding

This strategy allows for all services to participate (or elements of services) and encourages a diverse range of approaches.

The principles of commercialisation include:

- Be open to all options for service delivery
- Be willing to take risks – allow for failure as well as success
- Be open and honest about current performance
- Follow financial regulations
- Be prepared to invest now for a return in the future

Links to other Wyre Council Strategies and key documents include the following:

- Wyre Council Business Plan
- Medium Term Financial Strategy
- Procurement Guide for Staff

- Commercial Advice for Staff
- Digital Transformation Strategy
- Annual Fees and Charges review
- Annual Benchmarking Report

Aims and Objectives

Essentially, the strategy aims to deliver a financial return, which contributes to closing the growing funding gap currently forecast to be £3.2m in 2026/27 (as at February 2022).

This will entail developing a programme of work based on:

- business cases put forward throughout the year;
- business plan programmes and projects;
- external funding bids;
- fees and charges reviews;
- marketing our services and assets
- training and development of staff to grow our in-house commercialism skills;
- the creation of cross-directorate working groups to take shortlisted projects forward; and,
- harnessing Wyre's unique selling points including our capital assets, a brand that people trust and detailed local knowledge.

Creating the right culture and environment

Careful consideration will be given to nurturing the positive, 'can do' culture within Wyre in order to encourage innovative ideas and develop them into robust project proposals. This will involve the following activities:

- Undertaking a staff development programme to support our vision and goals;
- Holding regular staff briefings (at least once a year) and cascading updates to teams during the year via Core Brief
- Adopting a project management approach for the implementation of the programme and promoting the new online resources for generating project proposals;
- Ensuring new proposals have the right support from the Senior Leadership Team and necessary stakeholders.

Outcomes

The approach taken in this strategy will ensure that positive outcomes are delivered including:

- A real, tangible opportunity to make a contribution to the Medium Term Financial Plan;
- Staff development – new skills will be acquired and can be transferred to other opportunities internally;
- Enhancing Wyre Council's reputation as a leading-edge authority in this sphere;

- Developing the organisation into a more innovative workplace, building on successes so far;
- Bringing benefits to the local economy;
- Ensuring the sustainability of non-statutory services that would otherwise be stopped due to lack of funding.

Criteria for Selecting Investment Assets

An initial Pass/Fail test will apply to all investment property acquisitions:

1. Owing to the council's requirement to generate income through a satisfactory level of return, the net initial yield (NIY) range that we could expect to achieve on the investment is likely to be between 5% and 7%. The NIY allows for the cost of purchase including agent's fees, surveys and stamp duty and should exceed a minimum level of 5% to qualify. (To **calculate net initial yield**, you need to deduct all the expenses (ongoing costs + cost of vacancy) from the annual rental income (weekly rent x 52). You then divide that number by the property's purchase price (including associated cost of purchase expenses) and times it by 100. This will give you the percentage yield.)
2. Whilst borrowing is not currently planned to finance the purchase of investment property, if it is undertaken then all investments must initially provide income equal to or above the council's required rate of return (ROR) defined by the cost of capital borrowing for purchase.

Any asset meeting the above criteria will be eligible to pass to the next stage for consideration. Any assets which do not meet the above criteria will not be considered further.

Following the initial Pass/Fail test, for eligible assets, a more detailed evaluation criteria will then apply accompanied by a business case co-ordinated by the Head of Built Environment.

Capital Scheme	Funded By	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
		£	£	£	£	£	£	£	£	£	£
Playground Refurbishment Unallocated	Capital Receipts	10,242									
Jubilee Gardens Refurbishment	Capital Receipts	7,000									
Tebay Playground Refurbishment	Capital Receipts	7,000									
Preesall Playing Fields Environmental Improvements	Grants and Contributions	71,307									
Kings George Playing Fields Phase 3	Grants and Contributions	10,678									
Forton Village Hall & Recreation Ground Play Area Improvements	Grants and Contributions	50,769									
Queen Elizabeth II Playing Field, Catterall Improvements	Grants and Contributions	65,748									
Restoration of the Mount	Grants and Contributions	78,493									
Cell Eleven Monitoring	Grants and Contributions	23,410	23,410	23,410	23,410	23,410					
Rossall Sea Wall Improvement Works	Grants and Contributions	208,432									
Wyre Beach Management	Grants and Contributions	1,440,781	6,981,014	12,260,109	12,260,109	8,926,998					
Innovative Resilience Fund ECO-CoBS	Grants and Contributions	493,000									
Disabled Facilities Mandatory Grants	Grants and Contributions	2,963,108	2,079,964	2,079,964	2,079,964	2,079,964	2,079,964	2,079,964	2,079,964	2,079,964	2,079,964
Empty Homes Delivery	Grants and Contributions	17,049									
Vehicle Replacement/Str. Cleansing Mtnc	Revenue - Vehicle Replacement Reserve	411,519	155,200	149,500	302,500	215,000	404,500	404,500	3,200,000	404,500	404,500
Citizen Access Portal	Revenue - Value For Money Reserve	62,417									
Cash Receipting System Upgrade	Revenue - Value For Money Reserve	24,746									
Replacement of Core IT Network Infrastructure	Revenue - IT Strategy Reserve	38,800									
Virtual Desktop Infrastructure Storage Area Network	Revenue - IT Strategy Reserve	30,704									
St Chad's Churchyard Boundary Wall Works	Revenue - Capital Investment Reserve	59,750									
Fleetwood Market Security Improvements	Revenue - Capital Investment Reserve	55,440									
Project Neptune - Getting Building Fund LEP Grant	Grants and Contributions	4,030,385									
Acquisition of fish and food processing commercial units	Grants and Contributions / Revenue - Property Investment Reserve	4,194,917									
CCF5 Fleetwood Market Outdoor Area/Digital Signage	Grants and Contributions/ Revenue - Capital investment Reserve	48,553									
Fleetwood HAZ	Grants and Contributions	638,350	855,000	214,656							
TOTAL		15,042,598	10,094,588	14,727,639	14,665,983	11,245,372	2,484,464	2,484,464	5,279,964	2,484,464	2,484,464
Funding Sources											
		2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
		£	£	£	£	£	£	£	£	£	£
Grants and Contributions		11,525,563	9,939,388	14,578,139	14,363,483	11,030,372	2,079,964	2,079,964	2,079,964	2,079,964	2,079,964
Revenue - Capital Investment Reserve		129,690									
Revenue - IT Strategy Reserve		69,504									
Revenue - Vehicle Replacement Reserve		411,519	155,200	149,500	302,500	215,000	404,500	404,500	3,200,000	404,500	404,500
Revenue - Value For Money Reserve		87,163									
Revenue - Property Investment Reserve		2,794,917									
Capital Receipts		24,242									
Loan											
TOTAL		15,042,598	10,094,588	14,727,639	14,665,983	11,245,372	2,484,464	2,484,464	5,279,964	2,484,464	2,484,464
Please note:- Purple text indicates externally funded schemes											
NOTE: The above assumes Disabled Facilities Grants will continue to be funded at the same level. An estimate of the rolling programme of vehicle replacements has been used to provide a forecast.											
As such not all works or funding have been approved and both are subject to change.											

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Capital Scheme	Funded By	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2041/42	
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
		£	£	£	£	£	£	£	£	£	£	£
Playground Refurbishment Unallocated	Capital Receipts											
Jubilee Gardens Refurbishment	Capital Receipts											
Tebay Playground Refurbishment	Capital Receipts											
Preesall Playing Fields Environmental Improvements	Grants and Contributions											
Kings George Playing Fields Phase 3	Grants and Contributions											
Forton Village Hall & Recreation Ground Play Area Improvements	Grants and Contributions											
Queen Elizabeth II Playing Field, Catterall Improvements	Grants and Contributions											
Restoration of the Mount	Grants and Contributions											
Cell Eleven Monitoring	Grants and Contributions											
Rossall Sea Wall Improvement Works	Grants and Contributions											
Wyre Beach Management	Grants and Contributions											
Innovative Resilience Fund ECO-CoBS	Grants and Contributions											
Disabled Facilities Mandatory Grants	Grants and Contributions	2,079,964	2,079,964	2,079,964	2,079,964	2,079,964	2,079,964	2,079,964	2,079,964	2,079,964	2,079,964	
Empty Homes Delivery	Grants and Contributions											
Vehicle Replacement/Str. Cleansing Mtnce	Revenue - Vehicle Replacement Reserve	404,500	404,500	404,500	404,500	404,500	3,360,000	404,500	404,500	404,500	404,500	
Citizen Access Portal	Revenue - Value For Money Reserve											
Cash Receipting System Upgrade	Revenue - Value For Money Reserve											
Replacement of Core IT Network Infrastructure	Revenue - IT Strategy Reserve											
Virtual Desktop Infrastructure Storage Area Network	Revenue - IT Strategy Reserve											
St Chad's Churchyard Boundary Wall Works	Revenue - Capital Investment Reserve											
Fleetwood Market Security Improvements	Revenue - Capital Investment Reserve											
Project Neptune - Getting Building Fund LEP Grant	Grants and Contributions											
Acquisition of fish and food processing commercial units	Grants and Contributions / Revenue - Property Investment Reserve											
CCF5 Fleetwood Market Outdoor Area/Digital Signage	Grants and Contributions/ Revenue - Capital investment Reserve											
Fleetwood HAZ	Grants and Contributions											
TOTAL		2,484,464	2,484,464	2,484,464	2,484,464	2,484,464	5,439,964	2,484,464	2,484,464	2,484,464	2,484,464	
Funding Sources		2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2041/42	
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	
		£	£	£	£	£	£	£	£	£	£	
Grants and Contributions		2,079,964	2,079,964	2,079,964	2,079,964	2,079,964	2,079,964	2,079,964	2,079,964	2,079,964	2,079,964	
Revenue - Capital Investment Reserve		0	0	0	0	0	0	0	0	0	0	
Revenue - IT Strategy Reserve		0	0	0	0	0	0	0	0	0	0	
Revenue - Vehicle Replacement Reserve		404,500	404,500	404,500	404,500	404,500	3,360,000	404,500	404,500	404,500	404,500	
Revenue - Value For Money Reserve		0	0	0	0	0	0	0	0	0	0	
Revenue - Property Investment Reserve		0	0	0	0	0	0	0	0	0	0	
Capital Receipts		0	0	0	0	0	0	0	0	0	0	
Loan		0	0	0	0	0	0	0	0	0	0	
TOTAL		2,484,464	2,484,464	2,484,464	2,484,464	2,484,464	5,439,964	2,484,464	2,484,464	2,484,464	2,484,464	
Please note:- Purple text indicates externally funded schemes												
NOTE: The above assumes Disabled Facilities Grants will continue to be funded at the same level. An estimate of the rolling programme of vehicle replacements has been used to provide a forecast.												
As such not all works or funding have been approved and both are subject to change.												

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Report of:	Meeting	Date
Councillor Alice Collinson, Planning Policy and Economic Development Portfolio Holder and Marianne Hesketh, Corporate Director Communities	Council	14 April 2022

Wyre Local Plan Partial Review (2011-2031)

1. Purpose of report

- 1.1 To present to Council the 'Submission' draft Wyre Local Plan Partial Review (2011-2031) (the Local Plan) and ask Members to approve the submission to the Secretary of State for examination.

2. Outcomes

- 2.1 To progress the Local Plan to the 'Submission' stage as required by the approved Local Development Scheme and Local Plan Regulations.

3. Recommendations

- 3.1 That the 'Publication' draft Wyre Local Plan Partial Review (2011-2031) Schedule of Revisions, labelled as Appendix 1 to this report; the 'Submission' draft Wyre Local Plan Partial Review (2011-2031) Schedule of Additional Minor Modifications, labelled as Appendix 2 to this report; and the Statement of Consultation, labelled as Appendix 3 to this report be approved for submission to the Secretary of State for examination.
- 3.2 That powers be delegated to the Head of Planning Services to make amendments to the 'Submission' draft Wyre Local Plan Partial Review (2011-2031) in consultation with the Planning and Economic Development Portfolio Holder, before it is submitted for examination. Such amendments could include (but are not limited to) improvements to the clarity of the document, factual and typing errors and necessary updates to reflect final recommendations from technical assessments.
- 3.3 That the 'Submission' draft Wyre Local Plan Partial Review (2011-2031) be approved for appropriate Development Management purposes.

4. Background

- 4.1** The council is required to prepare and adopt a Local Plan. The Local Plan must meet statutory planning requirements and will be assessed for 'soundness' by an independent Planning Inspector.
- 4.2** Under section 39 (2) of the Planning and Compulsory Purchase Act 2004 a local authority exercising their plan making functions must do so with the objective of contributing to the achievement of sustainable development. The 2011 Localism Act introduced the 'duty to co-operate' whereby the council has a legal duty to engage constructively, actively and on an ongoing basis on strategic cross-boundary issues during the preparation of the local plan.
- 4.3** The Local Plan is required to be consistent with national policy and supported by a robust evidence base and technical assessments. For the Partial Review, key documents are listed in the 'Background Papers' section of this report and are available to view on the council's website.
- 4.4** The Council approved the adoption of the Wyre Local Plan (2011-2031) in February 2019 which is the up-to-date Local Plan for the borough. The Wyre Local Plan (2011-2031) contains policy LPR1, which required the early partial review of the Wyre Local Plan (2011-2031) commencing before the end of 2019 and with submission of the review for examination by early 2022.
- 4.5** 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:
- 4.5.(1)** An update of the OAN for housing.
- 4.5.(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 OAN for housing.
- 4.5.(3)** Allocation of sites to meet the full OAN for housing taking into account (2).

- 4.6** The council commenced work on the Partial Review in late 2019 and in February 2020 formally published a Regulation 18 consultation letter covering six weeks (28 February to 14 April 2020) seeking views on the scope of the Partial Review in accordance with the planning regulations¹. A total of 15 representations were received which have helped to inform the scope and preparation of the Partial Review. In May 2020, the council published a summary of the main matters raised through the consultation, together with a response. This confirmed that the council intended to gather evidence and prepare the necessary documents for a Partial Review to comply with the requirements of policy LPR1 and to ensure that the Partial Review is in conformity with the National Planning Policy Framework (NPPF), the government’s planning policies for England.
- 4.7** In November 2021 the council published the Regulation 19 ‘Publication’ draft consultation for six weeks (30 November 2021 to 18 January 2022), in accordance with the council’s Statement of Community Involvement 2021. The consultation sought views on the ‘Publication’ draft Wyre Local Plan Partial Review (2011-2031). The ‘Publication’ is an important stage in the local plan process before the Local Plan is submitted for independent examination.
- 4.8** When adopted, the revisions proposed by the Local Plan Partial Review will be incorporated into the Wyre Local Plan (2011-2031). It will then provide the basis for determining planning applications and as such will guide and manage development in the borough for the period up to 2031.

5. Key issues and proposals

- 5.1** The council is required to prepare and submit the Partial Review, with the scope clearly and specifically established by Policy LPR1. Not preparing and submitting the Partial Review would leave the council more vulnerable to an increased likelihood of less appropriate development than could be achieved through the planned process.
- 5.2** The Local Plan Partial Review (2011-2031) is an important corporate document covering the whole of the borough. It has been prepared in accordance with statutory requirements and Government policy. The Local Plan Partial Review (2011-2031) being presented in this report is considered to be a sound Plan and fulfils the requirements of Policy LPR1.
- 5.3** **Update of Objectively Assessed Housing Need** - Matter one of Policy LPR1 requires an update of the 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 in the NPPF 2021 which now uses the terminology “Local Housing Need”. The National Planning Practice Guidance (NPPG) makes it clear that to

¹ Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

calculate the minimum Local Housing Need, local planning authorities should follow the Standard Method set out in guidance.

- 5.4** For Wyre, the Standard Method results in a minimum annual local housing need of 296 dwellings per annum (dpa). The council considers that there are no exceptional circumstances where it may be appropriate to uplift the local housing need of 296dpa nor are there any adjustments resulting from unmet need from neighbouring authorities nor are there any constraints. Therefore, the housing need figure is capable of becoming the housing requirement figure for Wyre and the Partial Review proposes to amend the current adopted policy SP1 and HP1 to reflect the housing requirement of 296dpa from 2019 (the commencement date of the Partial Review).
- 5.5** **Review of Transport and Highway Issues** - Matter two of Policy LPR1 requires a review of transport and highways issues in the context of a review of the evidence base for the adopted Wyre Local Plan (2011-2031) that showed a limit on highway capacity constraining the council's strategy and also the ability to meet the OAN for housing in full.
- 5.6** It is considered that this matter has been fully satisfied by the conclusions reached regarding identifying the level of the borough's housing need. Given a housing requirement of 296 dwellings per annum (dpa), a lower figure than the adopted figure of 460dpa, the council's housing requirement position is materially different from that at the time the adopted Local Plan was examined and Policy LPR1 was included.
- 5.7** It is the council's position that the housing requirement can be met in full within the existing highway network (taking into account planned changes identified in the adopted Local Plan (2011-2031) and Infrastructure Delivery Plan.
- 5.8** This position has been agreed with the relevant transport and highway authorities. Therefore, the council does not introduce any new transport or highways evidence as part of the Partial Review.
- 5.9** **Allocation of sites to meet the full OAN** - Matter three of policy LPR1 requires the allocation of sites to meet in full the OAN for housing to be addressed. Matter three builds upon the two previous matters required to be considered, that is a consideration of housing need followed by a review of transport and highway issues followed by a consideration of what allocations are required to meet the identified housing need.
- 5.10** A consideration of the housing allocations has been undertaken and it concludes that the existing site allocations that form part of the housing supply are able to meet in full the new housing requirement. It is clear that the existing allocations meet in full the identified housing requirement in accordance with matter three of Policy LPR1. Therefore, the council does not introduce any new site allocations as part of this Partial Review.

- 5.11 Matters of conformity with National Planning Policy Framework 2021**
- The adopted Wyre Local Plan (2011-2031) was prepared and examined in accordance with the original 2012 version of the NPPF. The council published a summary document relating to the Regulation 18 Consultation for the Partial Review. The document made clear that the council would undertake a consideration of matters of conformity with the subsequent 2019 version of the NPPF and produce a schedule of consequential changes to the adopted Wyre Local Plan (2011-2031). Since the publication of that document, the NPPF has been further revised by Government and now the 2021 version is the most up to date.
- 5.12** In undertaking the conformity assessment, the council has considered the substantive revisions that have arisen by reviewing the 2021 NPPF against the 2012 NPPF only. Where there are substantive revisions in the 2021 NPPF that the council could not consider when preparing the adopted Wyre Local Plan (2011-2031), the council has now considered the implications. In many cases, this has led to a consequential need for amendments, which are proposed as part of the Partial Review to ensure conformity with the 2021 NPPF. Subsequently, the Partial Review proposes to amend policy SP4, SP6, CDMP3 and HP4 of the adopted Local Plan (2011-2031).
- 5.13** The 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 adopted Wyre Local Plan (2011-2031) which will be the role of the Full Review of the Local Plan rather than this Partial Review.
- 5.14 Implications for Policies of the adopted Wyre Local Plan (2011-2031)**
- In all, through the Partial Review, the council is proposing to amend six policies (SP1, SP4, HP1, HP3, HP4 and EP5) and the deletion of one policy (LPR1). The amendments are proposed to meet the requirements of Policy LPR1 and to ensure conformity with the NPPF 2021.
- 5.15** Further alterations, deletions and additional text are also proposed within supporting text to provide clarity in relation to the revisions to the Use Classes Order that came into effect on 1 September 2020 and the revision in the NPPG in relation to First Homes.
- 5.16** 'Publication' draft Wyre Local Plan Partial Review (2011-2031) Schedule of Revisions (appendix 1 of this report) provides all proposed changes.
- 5.17 Regulation 19 'Publication' Consultation** - As part of the Regulation 19 'Publication' draft consultation, a total of 24 responses were received. The council has prepared a Statement of Consultation (appendix 3 of this report) which provides a summary of the individual matters raised by each representor, together with a council response.

- 5.18** As part of this process, a schedule of additional minor modifications (appendix 2 of this report) are proposed in response to some representations. The minor modifications are changes which do not affect the substance of the plan e.g. typographical corrections, factual updating or minor wording changes to aid understanding/clarity.
- 5.19** Wyre Council has a duty to prepare a local plan. It is considered that the Local Plan Partial Review (2011-2031) is legally compliant and sound and that it meets in full the requirements of the Partial Review as set out in Policy LPR1.
- 5.20** Following approval by the Council all representations received alongside the supporting evidence base and technical assessments will be forwarded to a Government appointed independent Inspector for consideration at the Local Plan Partial Review Examination in Public.
- 5.21** As the Local Plan is finalised for formal submission, minor editorial changes may be necessary before the document is formally submitted to avoid any further delay.
- 5.22** Depending on the timing and length of the examination, it is expected that the Local Plan should be adopted in late 2022.
- 5.23** The ‘Submission’ stage is an advanced stage in the local plan process. It sets out the council’s position with regard to how development needs will be accommodated and how they must be delivered. This position is supported by a comprehensive and robust evidence base. Although the draft Local Plan Partial Review does not have the full weight of an adopted Local Plan, it should be a material consideration in the determination of planning applications. Members are requested to approve the draft Wyre Local Plan Partial Review for Development Management purposes, incorporating the Partial Review revisions into the Adopted Wyre Local Plan (2011-2031) in the development management process.

Financial and legal implications	
Finance	The current 2022/23 budget includes a provision for Local Plan preparation which includes the costs associated with the examination stage.
Legal	A Local Plan is to be prepared in accordance with procedures required by Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Planning) (England) Regulations 2012. The National Planning policy Framework indicates that a local Planning Authority should submit a plan for examination that it considers to be sound, namely as being positively prepared, justified, effective and consistent with national policy. Legislation requires the plan to have been properly

	<p>prepared, sound and in compliance with the 'duty to co-operate'.</p> <p>From publication, the draft Wyre Local Plan is a material consideration in the determination of planning applications. The more advanced the preparation of an emerging plan, the greater the weight that may be given to relevant policies.</p>
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Other risks/implications: checklist

If there are significant implications arising from this report on any issues marked with a ✓ below, the report author will have consulted with the appropriate specialist officers on those implications and addressed them in the body of the report. There are no significant implications arising directly from this report, for those issues marked with a x.

risks/implications	✓ / x
community safety	x
equality and diversity	✓
sustainability	✓
health and safety	x

risks/implications	✓ / x
asset management	x
climate change	✓
ICT	x
data protection	x

Processing Personal Data

In addition to considering data protection along with the other risks/ implications, the report author will need to decide if a 'privacy impact assessment (PIA)' is also required. If the decision(s) recommended in this report will result in the collection and processing of personal data for the first time (i.e. purchase of a new system, a new working arrangement with a third party) a PIA will need to have been completed and signed off by Data Protection Officer before the decision is taken in compliance with the Data Protection Act 2018.

report author	telephone no.	email	date
Steve Smith	01253 887243	steve.smith@wyre.gov.uk	23/03/2022

List of background papers:		
name of document	date	where available for inspection
Adopted Wyre Local Plan (2011-2031)	February 2019	www.wyre.gov.uk/local-plan/local-plan-2011-2031
Statement of Community Involvement	Updated March 2022	www.wyre.gov.uk/planning-policy/statement-community-involvement-sci/1
Summary of Responses to the Regulation 18 Consultation, Scope of the Partial Review and Next Steps	May 2020	www.wyre.gov.uk/planning-policy/local-plan-partial-review-2011-2031-1/2
Sustainability Appraisal of the Wyre Local Plan Partial Review	November 2021	www.wyre.gov.uk/planning-policy/local-plan-partial-review-2011-2031-1/3
Habitats Regulations Assessment of the Wyre Local Plan Partial Review	November 2021	www.wyre.gov.uk/planning-policy/local-plan-partial-review-2011-2031-1/3
Financial Viability Assessment Review	November 2021	www.wyre.gov.uk/planning-policy/local-plan-partial-review-2011-2031-1/3
Equalities and Health Impact Assessment Of Wyre Local Plan Partial Review	November 2021	www.wyre.gov.uk/planning-policy/local-plan-partial-review-2011-2031-1/3
Implementation of Policy LPR1 Background Paper	November 2021	www.wyre.gov.uk/planning-policy/local-plan-partial-review-2011-2031-1/3
Housing Implementation Strategy (HIS) Partial Review	November 2021	www.wyre.gov.uk/planning-policy/local-plan-partial-review-2011-2031-1/3

List of appendices

Appendix 1 - Publication draft Wyre Local Plan Partial Review (2011-2031) Schedule of Revisions

Appendix 2 – Submission draft Wyre Local Plan Partial Review (2011-2031) Schedule of Additional Minor Modifications

Appendix 3 – Statement of Consultation



Wyre Council

Publication Draft Wyre Local Plan Partial Review (2011-2031)

Schedule of Revisions to the Wyre Local Plan (2011-2031)

November 2021

Schedule of Revisions to the Wyre Local Plan (2011-2031)

The Wyre Local Plan (2011-2031) was adopted on 28 February 2019. It contains Policy LPR1, which requires the early partial review of the Wyre Local Plan (2011-2031) commencing before the end of 2019 and with submission of the review for examination by early 2022. Policy LPR1 sets out three clear criteria. Taken together these form the scope of the partial review of the Wyre Local Plan. The specific matters to be addressed 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 highway 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.

Policy LPR1 is unequivocal, it is a focussed partial review and as such alterations to the plan period are not a part of that partial review.

The council published a Regulation 18 letter (28 February 2020) seeking responses on the scope of the Wyre Local Plan Partial Review (2011-2031) and subsequently confirmed, through its review of the responses received¹, that it intends to gather evidence and prepare the necessary documents for a reviewed Local Plan.

This document includes a schedule of proposed revisions to the adopted Wyre Local Plan (2011-2031) that are proposed as part of the Wyre Local Plan Partial Review (2011-2031). The proposed revisions within this document are required to ensure that the council accords with Policy LPR1 of the Wyre Local Plan (2011-2031) and the scope of the partial review in regards to an update of the Objectively Assessed Housing Need (Local Housing Requirement) and ensure conformity with the latest National Planning Policy Framework (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.

A list of policies from the Wyre Local Plan (2011-2031) which will be superseded and deleted by the partial review are set out below:

¹ Wyre Council, Summary of Responses to the Regulation 18 Consultation, Scope of the Partial Review and Next Steps (May 2020)

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

Consequently, revisions to supporting text and commentary, the monitoring chapter, and performance monitoring framework are also proposed.

Following the upcoming Wyre Local Plan Partial Review (2011-2031) Examination period, the council will prepare a consolidated version of the new Local Plan that incorporates all accepted revisions by this partial review. Where appropriate, other minor amendments including contents page, typos, formatting, paragraph and footnote renumbering etc which are not included within the below schedule, will also be updated to provide clarity to the reader. The consolidated Local Plan will superseded the Wyre Local Plan (2011-2031) and be known as the Wyre Local Plan Partial Review (2011-2031). Upon adoption by Wyre Council, the Wyre Local Plan Partial Review (2011-2031) will form part of the development plan within Wyre Borough.

The schedule presented below provides a list of proposed revisions to the Wyre Local Plan (2011-2031) as part of this partial review, it also provides a short justification for each of the revisions. Further justification for the proposed revisions where they relate to policies can also be found within the supporting the Implementation of Policy LPR1 Background Paper (2021).

New text is shown as underlined. Deleted text is shown as strikethrough.

Chapter; Policy; and/or Paragraph in Wyre Local Plan (2011- 2031)	Proposed Revision	Reason for change
Contents	<p>Amend contents page to read:</p> <p>1.2 Preparation of the <u>Wyre Local Plan Partial Review (2011 – 2031)</u></p> <p>1.3 How the Local Plan Should be Used</p> <p>1.4 The ‘Duty to Co-operate’ <u>First Homes</u></p> <p>1.5 <u>Use Classes Order</u></p> <p>4.5 <u>1.6</u> Further Information</p> <p><u>10.1 Introduction</u></p> <p>10.2 Infrastructure Delivery Plan</p> <p>10.3 Housing Implementation Strategy (HIS)</p> <p>10.4 Local Plan Review (LPR1)</p>	For clarity and to reflect completion of the Wyre Local Plan Partial Review.
Chapter 1: Introduction ¶ 1.1.1	<p>Amend paragraph 1.1.1 to read:</p> <p>1.1.1 The Wyre Local Plan <u>Partial Review (2011 – 2031)</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.</p>	Updated to reflect the Wyre Local Plan Partial Review.
Chapter 1: Introduction ¶ 1.1.2	<p>Amend paragraph 1.1.2 to read:</p> <p>1.1.2 The <u>Wyre Local Plan Partial Review (2011 – 2031)</u>, sets out the strategic framework to guide growth, detailed policies to manage development, and land allocations for housing and employment</p>	Updated to reflect the Wyre Local Plan Partial Review and replaced Wyre Local Plan.

Chapter; Policy; and/or Paragraph in Wyre Local Plan (2011- 2031)	Proposed Revision	Reason for change
	<p>developments. This <u>The Wyre Local Plan Partial Review (2011 – 2031)</u> replaces both the <u>Wyre Local Plan (2011 – 2031)</u> saved <u>Wyre Local Plan (1999)</u> and the <u>2009 Fleetwood-Thornton Area Action Plan</u> and all their policies. The Council will prepare supplementary planning documents where needed in order to provide supplementary guidance on the application of the policies in the <u>Wyre Local Plan Partial Review (2011 – 2031)</u>.</p>	
<p>Chapter 1: Introduction</p> <p>¶ 1.1.3</p>	<p>Amend paragraph 1.1.3 to read:</p> <p>1.1.3 The Wyre Local Plan <u>Partial Review</u> (2011 – 2031) forms part of the Development Plan for Wyre together with the Joint Lancashire Minerals and Waste Local Plan². 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 planning authority except for matters relating to minerals and waste which are the responsibility of Lancashire County Council.</p>	<p>Updated to reflect the Wyre Local Plan Partial Review will form part of the Development Plan.</p>
<p>Chapter 1: Introduction</p> <p>Sub-heading 1.2</p>	<p>Amend sub-heading 1.2 to read:</p> <p>1.2 Preparation of the <u>Wyre Local Plan Partial Review (2011 – 2031)</u></p>	<p>Updated to reflect the Wyre Local Plan Partial Review.</p>

Chapter; Policy; and/or Paragraph in Wyre Local Plan (2011- 2031)	Proposed Revision	Reason for change
Chapter 1: Introduction ¶ 1.2.1 – 1.2.3	<p>Delete paragraph 1.2.1 – 1.2.3:</p> <p>1.2.1 The Local Plan has been formulated by the Council over a number of years. The key matters that have influenced the Local Plan are:</p> <p>1) Legal Requirements — The Local Plan must be legally compliant. The local plan process is set out in regulations. In exercising their plan making function, the Council must do so with the objective of contributing to the achievement of sustainable development. The Council also has a legal duty to engage constructively, actively and on an ongoing basis on strategic cross boundary issues during the preparation of the Local Plan.</p> <p>2) Public consultation — A public consultation was carried out in June 2015 on an Issues and Options paper which presented key issues and alternative spatial options and also alternative development sites across the Borough to be considered. The Council received over 750 representations and although there was not a consensus of how the Local Plan should respond to development needs, the response gave valuable information on people's concerns.</p>	Deleted as refers to Wyre Local Plan.

Chapter; Policy; and/or Paragraph in Wyre Local Plan (2011- 2031)	Proposed Revision	Reason for change
	<p>Public consultation on the 'Publication'² draft Wyre Local Plan took place over a six week period from the 22 September 2017 to 3 November 2017.</p> <p>3) Stakeholder Engagement — This involved working with various organisations including Highways England, Lancashire County Council (in particular as Highways Authority and Education Authority), Natural England, Environment Agency and United Utilities. These and other organisations have been involved in preparing evidence to inform the draft Local Plan and Infrastructure Delivery Plan, (IDP). The Council has also held meetings with representatives of Parish and Town Councils on a 'confidential' and 'without prejudice' basis. It was important to keep Parish and Town Councils informed of the 'direction of travel' and seek their views where possible.</p> <p>4) Evidence Base — A number of studies have informed the preparation of the Local Plan. The Local Plan was further informed and is supported by a number of appraisals such as a Sustainability Appraisal (incorporating a Strategic Environmental Assessment), a Habitat Regulations Assessment, a Viability Assessment and Equality Impact Assessment. The Sustainability Appraisal has assessed the Local Plan Strategy against reasonable alternatives in terms of their contribution to achieving relevant environmental, economic and social</p>	

Chapter; Policy; and/or Paragraph in Wyre Local Plan (2011- 2031)	Proposed Revision	Reason for change
	<p>objectives. The evidence base including the various assessments can be viewed on the Council's website at http://www.wyre.gov.uk/evidencebase.</p> <p>5) The National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) — Government policy places an emphasis on the need to boost significantly the supply of housing. This is reflected in the NPPF (2012) which stipulates that Local Plans should meet in full their objectively assessed needs. The NPPF however also places emphasis on 'sustainable development' "which should be seen as a golden thread running through both plan-making and decision-taking" (paragraph 14).</p> <p>6) Infrastructure Planning — In parallel with the preparation of the Local Plan, the Council has produced an Infrastructure Delivery Plan (IDP) which assesses the impact of proposed development on infrastructure, and set out necessary infrastructure required to support proposed development. Infrastructure planning is an on-going process which enables infrastructure providers to align their funding programmes accordingly with the development strategy and its implementation and as far as possible ensure that essential infrastructure associated with new development is brought forward at the right time.</p> <p>7) Examination — The Local Plan with a schedule of minor modifications was submitted to the planning Inspectorate on the 23 of January 2018. Planning Inspector Mark Daykene conducted an examination into the</p>	

Chapter; Policy; and/or Paragraph in Wyre Local Plan (2011- 2031)	Proposed Revision	Reason for change
	<p>soundness of the Local Plan, holding hearing sessions on a number of issues in May and June 2018. During the examination the Council put forward a number of main modifications to the Local Plan to address soundness issues. The Council has also prepared modifications to the Local Plan in response to the Inspector's Post Hearing Advice. A six week public consultation on main modifications was held September to October 2018.</p> <p>1.2.2 The Local Plan comprises both a written document (the 'Written Statement') and a Policy Map (the adopted Policies Map).</p> <p>1.2.3 The Written Statement includes:</p> <ol style="list-style-type: none"> 1) A spatial portrait and Key Issues – a short description of what kind of place Wyre is and the key issues and challenges facing the Borough; 2) Vision and objectives – a description of the kind of Borough Wyre aspires to be by 2031 and the objectives that have shaped the policies and proposals in the Local Plan towards the Vision; 3) Local Plan Strategy – a description of the Local Plan Strategy, the key elements and how it was developed; 4) Strategic Policies – they set the strategic framework for meeting development needs; 	

Chapter; Policy; and/or Paragraph in Wyre Local Plan (2011- 2031)	Proposed Revision	Reason for change
	<p>5) Detailed policies – these include detailed Core Development Management Policies and thematic ‘Housing’ and ‘Economy’ policies for the management of development;</p> <p>6) Allocation Policies – setting out policies for specific sites shown on the adopted Policies Map;</p> <p>7) Glossary – this explains technical terms that are used a number of times in the Local Plan; and</p> <p>8) Appendices.</p>	
<p>Chapter 1: Introduction</p> <p>New ¶ 1.2.1 – 1.2.13</p> <p>New figure 1.1</p>	<p>Insert new paragraphs 1.2.1 – 1.2.13 to read:</p> <p><u>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 of that Local Plan. The specific matters to be addressed by the review include the following:</u></p> <ol style="list-style-type: none"> 1) <u>An update of Objectively Assessed Housing Needs.</u> 2) <u>A review of transport and highway issues taking into account:</u> <ol style="list-style-type: none"> i) <u>Housing commitments and updated housing needs;</u> ii) <u>Implemented and committed highway schemes;</u> 	<p>Inserted to provide updated background information to reflect the Wyre Local Plan Partial Review.</p>

Chapter; Policy; and/or Paragraph in Wyre Local Plan (2011- 2031)	Proposed Revision	Reason for change
	<p>iii) <u>The scope for sustainably located sites where the use of sustainable transport modes can be maximised; and</u></p> <p>iv) <u>The additional transport and highway infrastructure that will be needed to meet in full the updated Objectively Assessed Housing Needs.</u></p> <p>3) <u>Allocation of sites to meet the full Objectively Assessed Housing Needs taking into account 2. Above.</u></p> <p><u>1.2.2 Policy LPR1 is unequivocal, it is a focused partial review and as such alteration to the plan period is not a part of that partial review. Accordingly, this partial review 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.</u></p> <p><u>1.2.3 Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulation 2012 (as Amended by the 2017 amendment) requires that a local plan review is completed every 5 years, from the date of adoption of the plan.</u></p> <p><u>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</u></p>	

Chapter; Policy; and/or Paragraph in Wyre Local Plan (2011- 2031)	Proposed Revision	Reason for change
	<p>- 2031). <u>The full review will be prepared in accordance with the Local Development Scheme (LDS).</u></p> <p><u>1.2.5 In accordance with LPR1, an update of the objectively assessed housing need has been undertaken. Following the adoption of the Wyre Local Plan (2011 - 2031), a revised National Planning Policy Framework (NPPF) was published in July 2018 and subsequently updated in February 2019 and July 2021. The NPPF is clear, that strategic policies should be informed by a local housing need assessment, conducted using the standard method as set out in national planning guidance. The 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.</u></p> <p><u>1.2.6 The Wyre Local Plan Partial Review (2011 - 2031) 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 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) is therefore 296 net dwellings per annum. The total housing requirement for the Plan Period is therefore a minimum of 7,232 net dwellings. This consists of 460</u></p>	

Chapter; Policy; and/or Paragraph in Wyre Local Plan (2011- 2031)	Proposed Revision	Reason for change
	<p><u>net dwellings between 2011 and 2018/2019; and 296 net dwellings between 2019/2020 and 2031.</u></p> <p><u>1.2.7 Due to the focused scope of this partial review, 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.</u></p> <p><u>1.2.8 Criterion (2) of Policy LPR1 requires a review of transport and highways evidence and criterion (3) requires allocation of sites to meet the full objective assessed need, taking into account the reviewed transport and highway evidence.</u></p> <p><u>1.2.9 As part of the partial review 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 is proposed. 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</u></p>	

Chapter; Policy; and/or Paragraph in Wyre Local Plan (2011- 2031)	Proposed Revision	Reason for change				
	<p><u>the partial review reflects the position when the Wyre Local Plan (2011 – 2031) was adopted.</u></p> <p><u>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.</u></p> <p><u>1.2.11 The Wyre Local Plan Partial Review (2011 – 2031) replaces in full the Wyre Local Plan (2011 – 2031). As set out in figure 1.1, the partial review has amended six 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 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).</u></p> <p><u>Figure 1.1: Policies Superseded and Deleted by the Partial Review</u></p> <table border="1" data-bbox="452 1169 1496 1347"> <thead> <tr> <th data-bbox="452 1169 974 1275"><u>Wyre Local Plan (2011 – 2031)</u></th> <th data-bbox="974 1169 1496 1275"><u>Wyre Local Plan Partial Review (2011 – 2031)</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="452 1275 974 1347"><u>SP1 Development Strategy</u></td> <td data-bbox="974 1275 1496 1347"><u>SP1 Development Strategy</u></td> </tr> </tbody> </table>	<u>Wyre Local Plan (2011 – 2031)</u>	<u>Wyre Local Plan Partial Review (2011 – 2031)</u>	<u>SP1 Development Strategy</u>	<u>SP1 Development Strategy</u>	
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Chapter; Policy; and/or Paragraph in Wyre Local Plan (2011- 2031)	Proposed Revision		Reason for change
	<u>SP4 Countryside Areas</u>	<u>SP4 Countryside Areas</u>	
	<u>HP1 Housing Land Supply</u>	<u>HP1 Housing Requirement and Supply</u>	
	<u>HP3 Affordable Housing</u>	<u>HP3 Affordable Housing</u>	
	<u>HP4 Rural Exceptions</u>	<u>HP4 Exception Sites</u>	
	<u>EP5 Main Town Centre Uses</u>	<u>EP5 Main Town Centre Uses</u>	
	<u>LPR1 Wyre Local Plan Review</u>		
	<p><u>1.2.12 The Wyre Local Plan Partial Review (2011 – 2031) is supported by a revised housing trajectory at 31 March 2021 monitoring base date.</u></p>		
	<p><u>1.2.13 Hereafter, any references to the Local Plan are in reference to this Wyre Local Plan Partial Review (2011 – 2031), unless otherwise stated.</u></p>		
Chapter 1: Introduction ¶ 1.3.5	<p>Delete paragraph 1.3.5:</p> <p>1.3.5 The Wyre Local Plan and housing trajectory uses housing and employment figures as at 31 March 2018 monitoring date.</p>		Deleted as refers to Wyre Local Plan.

Chapter; Policy; and/or Paragraph in Wyre Local Plan (2011- 2031)	Proposed Revision	Reason for change
Chapter 1: Introduction New ¶ 1.3.5	Insert new paragraph 1.3.5 to read: <u>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 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>	Updated to refer to Wyre Local Plan Partial Review and to provide clarity on the status of the Adopted Policies Map 2019.
Chapter 1: Introduction New section 1.4 New ¶ 1.4.1 – 1.4.3	Insert new section after 1.3 to read: 1.4 <u>First Homes</u> <u>1.4.1 On 24th 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 National Planning Practice Guidance.</u> <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> <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</u>	Provide context commentary on the provision of First Homes.

Chapter; Policy; and/or Paragraph in Wyre Local Plan (2011- 2031)	Proposed Revision	Reason for change
	<u>delivers primarily First Homes. They cannot come forward in areas designated as Green Belt.</u>	
Chapter 1: Introduction New section 1.5 New ¶ 1.5.1 – 1.5.2 New figure 1.2	Insert new section after 1.5 to read: <u>1.5 Use Classes Order</u> <u>1.5.1 The Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020 came into effect on 1st 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> <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 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> <u>Figure 1.2: Use Classes Order Consequential Implications</u>	Provide context commentary on the changes to the Use Classes Order and references within the Local Plan Partial Review where relevant.

Chapter; Policy; and/or Paragraph in Wyre Local Plan (2011- 2031)	Proposed Revision	Reason for change															
	<table border="1"> <thead> <tr> <th data-bbox="595 485 860 663"><u>Former Use Class</u></th> <th data-bbox="860 485 1099 663"><u>Latest Corresponding Use Class</u></th> <th data-bbox="1099 485 1352 663"><u>Relevant Local Plan Policy Effected by Use Class</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="595 663 860 735"><u>Use Class A</u></td> <td data-bbox="860 663 1099 735"><u>Use Class E</u></td> <td data-bbox="1099 663 1352 735"><u>EP7, SA3/2</u></td> </tr> <tr> <td data-bbox="595 735 860 839"><u>Use Class A1</u></td> <td data-bbox="860 735 1099 839"><u>Use Class E(a)</u></td> <td data-bbox="1099 735 1352 839"><u>EP6, SA4</u></td> </tr> <tr> <td data-bbox="595 839 860 983"><u>Use Class B</u></td> <td data-bbox="860 839 1099 983"><u>Use Class E(g) and Use Class B</u></td> <td data-bbox="1099 839 1352 983"><u>SP4, EP1, SA7</u></td> </tr> <tr> <td data-bbox="595 983 860 1169"><u>Use Class B1 (B2 and B8)</u></td> <td data-bbox="860 983 1099 1169"><u>Use Class E(g), B2 and B8</u></td> <td data-bbox="1099 983 1352 1169"><u>EP2, EP3, SA2, SA2/1, SA2/2, SA2/3, SA3, SA4, SA5, SA7</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>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>	
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Chapter 4: Local Plan Strategy ¶ 4.1.6	Amend paragraph 4.1.6 to read: 4.1.6 Based on the housing evidence ¹⁵ the Objectively Assessed Housing Need (OAHN), is identified as, an annual figure of 479 <u>296</u> dwellings or 9580 <u>7,232</u> ¹⁶ dwellings over the Local Plan period 2011-2031. On the basis of the employment evidence ¹⁶ ¹⁷ the Objectively Assessed Employment	Consequential amendment in relation to the revised housing requirement and to accord with policy LPR1.															

Chapter; Policy; and/or Paragraph in Wyre Local Plan (2011- 2031)	Proposed Revision	Reason for change
	Need (OAEN), is identified as 43 hectares of employment land for B-class uses.	
Chapter 4: Local Plan Strategy Footnote 15	Amend footnote 15 to read: ¹⁵ 2013 Fylde Coast Strategic Housing Market Assessment, 2014 Addendum I, 2016 Addendum II and 2017 Addendum III; 2017 Housing Background Paper. Implementation of Policy LPR1 Background Paper 2021.	Consequential amendment in relation to the revised housing requirement and to accord with policy LPR1.
Chapter 4: Local Plan Strategy New Footnote 16	Insert new footnote after 15 to read: <u>¹⁶ Between 2011/2012 and 2018/2019, the housing requirement was 460 dwellings per annum; between 2019/2020 and 2030/2031, the housing requirement is 296 dwellings per annum, based upon the standard method.</u>	To provide clarity on the revised housing requirement and to accord with policy LPR1.
Chapter 4: Local Plan Strategy ¶ 4.1.11	Amend paragraph 4.1.11 to read: 4.1.11 Highway capacity is the main constraint which is limiting the scale and distribution of development across the Borough. The resultant strategy in the Local Plan is not any one of the options set out in the 2015 Issues and Options Report although it can be described as ‘managed dispersal’. The Council has not based the strategy solely on the highways evidence albeit that was a major consideration. It has taken account of other evidence such as flood risk as well as the sustainability of different places.	Consequential amendment in relation to the revised housing requirement and to accord with policy LPR1.

Chapter; Policy; and/or Paragraph in Wyre Local Plan (2011- 2031)	Proposed Revision	Reason for change
	<p>With regards to the latter the Local Plan includes specific requirements as part of allocations for the provision of infrastructure to support the scale of proposed development in different settlements. It is the only strategy possible within the constraints and results in a shortfall in meeting the OAHN; the Local Plan can deliver 9,200 dwellings or annually 460 dwellings within the local plan period 2011- 2031. The Local Plan therefore delivers within the Local Plan period, 96% of the OAN requirement.</p>	
<p>Chapter 4: Local Plan Strategy</p> <p>¶ 4.1.12</p>	<p>Amend paragraph 4.1.12 to read:</p> <p>4.1.12 The Local Plan however delivers in full the <u>housing requirement and OAEN.</u></p>	<p>Consequential amendment in relation to the revised housing requirement and to accord with policy LPR1.</p>
<p>Chapter 4: Local Plan Strategy</p> <p>¶ 4.1.18</p>	<p>Amend paragraph 4.1.18 to read:</p> <p>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 <u>7,232</u> 9,200 dwellings within the Local Plan period 2011 – 2031 <u>compared to an assessed supply of 9,423 dwellings – a margin of difference of 2,191 dwellings.</u></p>	<p>Consequential amendment in relation to the revised housing requirement, updated housing supply to revised base date and to accord with policy LPR1.</p>
<p>Chapter 4: Local Plan Strategy</p>	<p>Delete paragraph 4.1.21 and 4.1.22:</p> <p>4.1.21 The shortfall in housing delivery against the OAHN remains an issue. The Council has engaged constructively with all adjoining local</p>	<p>Consequential amendment following undertaking the Partial Review to accord with policy LPR1.</p>

Chapter; Policy; and/or Paragraph in Wyre Local Plan (2011- 2031)	Proposed Revision	Reason for change
¶ 4.1.21 & 4.1.22	<p>authorities under the duty to co-operate in an attempt to resolve the situation. Nonetheless despite the current shortfall it is preferable to have an adopted local plan even if it does not deliver the full OAHN. Delaying further adoption of the Wyre Local Plan would delay delivery of the 96% of the OAHN in the most appropriate and sustainable way. With the review mechanism the Wyre Local Plan is a ‘sound’ plan despite the housing shortfall against the OAHN.</p> <p>4.1.22 The Council is committed to an early review commencing almost immediately on adoption of the Local Plan as set out in Policy LPR1.</p>	
Chapter 5: Strategic Policies ¶ 5.1.1	<p>Amend paragraph 5.1.1 to read:</p> <p>5.1.1 As explained in the ‘Local Plan Strategy’ chapter, the planning strategy has been influenced by the various constraints in the Borough and the overarching aim to promote sustainable development. The eventual scale and distribution of development across the Borough has been dictated primarily by the capacity of infrastructure to support development taking into account deliverable improvements and to a lesser extent the availability of deliverable land. The Local Plan makes provision for 96% of the <u>meets the full</u> housing OAN <u>requirement</u> and for the full employment OAN.</p>	Consequential amendment in relation to the revised housing requirement and to accord with policy LPR1.

Chapter; Policy; and/or Paragraph in Wyre Local Plan (2011- 2031)	Proposed Revision	Reason for change
Chapter 5: Strategic Policies Policy SP1 Development Strategy	Amend Policy SP1 (3) to read: <div data-bbox="454 520 1473 627" style="border: 1px solid black; background-color: #e6e6fa; padding: 5px;"> <p>3. Within the period 2011 to 2031, the Local Plan will deliver a minimum <u>7,232</u> 9,200 dwellings and 43 hectares of employment land.</p> </div>	Consequential amendment in relation to the revised housing requirement and to accord with policy LPR1.
Chapter 5: Strategic Policies ¶ 5.4.3	Amend paragraph 5.4.3 to read: 5.4.3 The land in Fleetwood currently comprises school playing fields and as such the Local Plan shows this land as green infrastructure. The land at Poulton-le-Fylde is allocated in part for residential development (site SA1/6 Land South of Blackpool Road) and the remainder will comprise undesignated land within the built up area of Poulton-le-Fylde, providing further opportunities for sustainable patterns of development beyond the Plan period and ensuring the permanence of the Green Belt in the long term. The land released from the Green Belt makes an important contribution to meeting the housing <u>requirement</u> OAN in Wyre. As noted elsewhere, the Local Plan does not meet in full the housing OAN. If the land in Poulton-le-Fylde were not released from the Green Belt, the shortfall in meeting the housing OAN would increase as there is no alternative site that could deliver the amount allocated on site SA1/6.	To provide clarity on the outcome of the partial review and how it accords with policy LPR1.

Chapter; Policy; and/or Paragraph in Wyre Local Plan (2011- 2031)	Proposed Revision	Reason for change
Chapter 5: Strategic Policies ¶ 5.4.4	Amend paragraph 5.4.4 to read: 5.5.4 It is considered that these are exceptional circumstances justifying the release of the two sites from the Green Belt. In addition exceptional circumstances exist for the release of a small parcel of previously developed land at Norcross which is included within a wider residential allocation. This parcel of land is part of an outline planning permission for a mixed use development, including housing, which contributes towards meeting the housing <u>requirement</u> OAN.	To provide clarity on the outcome of the partial review and how it accords with policy LPR1. Typo corrected.
Chapter 5: Strategic Policies SP4 Countryside Areas	Amend SP4 (5) to read: 5. The conversion of an existing buildings which does not comply with the sustainability requirement of Policy SP2 will be permitted where it is demonstrated that it will secure the long term future of a building significant for its heritage value, <u>or would involve the subdivision for an existing residential building for residential use.</u>	It is proposed to amend policy SP4(5) to ensure consistency with the NPPF21 paragraph 80(d) regarding subdivision of existing residential buildings for residential use.
Chapter 5: Strategic Policies ¶ 5.7.2	Amend paragraph 5.7.2 to read: 5.7.2 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	It is proposed to amend paragraph 5.7.2 to ensure consistency with the NPPF21 paragraph 58 regarding viability evidence being publicly available.

Chapter; Policy; and/or Paragraph in Wyre Local Plan (2011- 2031)	Proposed Revision	Reason for change
	proposal. Confidentiality of commercial information provided as part of the viability assessment will be maintained.	
Chapter 6: Core Development Management Policies ¶ 6.4.3	Amend paragraph 6.4.3 to read: 6.4.3 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>	To provide clarity on how the council will implement NPPF21 paragraph 128 regarding local planning authorities preparing design guides or codes.
Chapter 7: Housing ¶ 7.1.2	Delete paragraph 7.1.2: 7.1.2 The evidence identifies a housing objectively assessed need (OAN) of 9,580 dwellings over the period 2011 to 2031. The Local Plan cannot meet in full the OAN because of constraints primarily associated with highway capacity, flood risk and lack of deliverable development land within Fleetwood and Cleveleys. The Local Plan has identified development sites to positively meet 96% of Wyre's housing needs to 2031 and deliver 9,215 dwellings within the local plan period.	Deleted as refers to Wyre Local Plan.

Chapter; Policy; and/or Paragraph in Wyre Local Plan (2011- 2031)	Proposed Revision	Reason for change
Chapter 7: Housing New ¶ 7.1.2	Insert new paragraph 7.1.2 to read: <u>7.1.2 In accordance with the partial review, an update of the objectively assessed housing need has been undertaken. This concludes the housing need figure for Wyre is 296 net dwellings per annum. The housing requirement figure for the Wyre Local Plan Partial Review (2011 – 2031) is therefore 296 net dwellings per annum. The total housing requirement for the Plan Period is therefore 7,232³⁸ net dwellings.</u>	To provide clarity on the outcome of the partial review and how it accords with policy LPR1.
Chapter 7: Housing New Footnote	Insert new footnote after 37 to read: <u>³⁸ Between 2011/2012 and 2018/2019, the housing requirement was 460 dwellings per annum; between 2019/2020 and 2030/2031, the housing requirement is 296 dwellings per annum, based upon the standard method.</u>	To provide clarity on the outcome of the partial review and how it accords with policy LPR1.
Chapter 7: Housing ¶ 7.2.2	Amend paragraph 7.2.2 to read: 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 2018 <u>2021</u> non-allocated sites with planning permission as at 31 March 2018 <u>2021</u> , allocated sites under policies SA1, SA3 and SA4 and a windfall allowance to take effect from 2021/22 <u>2024/25</u> . The table below shows the housing land position as at 31 March 2018 <u>2021</u> –	To provide updated housing land supply position at new base date.

Chapter; Policy; and/or Paragraph in Wyre Local Plan (2011- 2031)	Proposed Revision			Reason for change
			Number of Dwellings	
	a.	Completions 31 March 2011 – 1 April 2018 <u>1 April 2011 – 31 March 2021</u>	2,041 <u>3,490</u>	
	b.	Large sites with planning permission at 1 April 2018 <u>31 March 2021</u>	1,056 <u>762</u>	
	c.	Small sites with planning permission (discounted by 10%)	426 <u>363</u>	
	d.	Allocated sites (Policies SA1, & SA3 & SA4) with planning permission	2,903 <u>2,573</u>	
	e.	Allocated sites (Policies SA1, SA3 & SA4) without planning permission	2,289 <u>1,885</u>	
	f.	Windfall allowance 2021/22 <u>2024/25</u> – 2031 (50x40 <u>7</u> yrs)	500 <u>350</u>	
		TOTAL	9,215* <u>9,423</u>	
	*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.			
Chapter 7: Housing	Amend para 7.2.3 to read:			To provide updated housing land supply position.

Chapter; Policy; and/or Paragraph in Wyre Local Plan (2011- 2031)	Proposed Revision	Reason for change
¶ 7.2.3	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 2021 <u>2024</u> so as to avoid double counting with reference to sites with planning permission as at 31 March 2018 <u>2021</u> .	
Chapter 7: Housing ¶ 7.2.4 – 7.2.5	<p>7.2.4 The Local Plan housing requirement of 460 dwellings per annum will form the basis for calculating Wyre's 5 year housing land position until the plan is reviewed. The maintenance of a 5 year supply is a requirement of government policy, and where this cannot be demonstrated policies for the supply of housing are considered 'out-of-date' under current policy.</p> <p>7.2.5 In calculating the 5-year land supply position at the time of adoption, the Council considers that the most appropriate way to deal with any shortfall since 1 April 2011 is for the shortfall to be met over the remainder of the Local Plan period i.e. the 'Liverpool' method. This will ensure that there is a robust housing land supply and minimise the risk for the Local Plan housing strategy becoming out of date shortly after adoption. The shortfall between 2011 and 2018 is substantial and equivalent to over 2 years requirement. Meeting the shortfall over the Plan period results in a level of delivery that is realistic and yet aspirational representing a significant boost to the delivery of housing in the Borough. The five year requirement will be above what has ever been achieved in Wyre.</p>	Deleted as refers to Wyre Local Plan. To provide clarity on the outcome of the partial review and how it accords with policy LPR1.

Chapter; Policy; and/or Paragraph in Wyre Local Plan (2011- 2031)	Proposed Revision	Reason for change
Chapter 7: Housing New ¶ 7.2.4	New paragraph 7.2.4 to read: <u>7.2.4 The Council publishes annually a 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).</u>	Updated content on the role of the HIS in demonstrating the Councils housing land supply and five year supply.
Chapter 7: Housing ¶ 7.2.6 (now 7.2.5)	Amend paragraph 7.2.6 (now 7.2.5) to read: 7.2.6 <u>7.2.5</u> Policy HP1 and the review mechanism seeks to ensure that Wyre will continue to maintain a five year land supply over the local plan period. The figure in Policy HP1 is expressed as a minimum and there is no planning barrier to the early delivery of sites if circumstances and market conditions allow. In order to maximise flexibility in the local plan housing land supply, the Local Plan does not propose to apply a restrictive phasing policy to the release of any allocated housing site. Applying the substantial shortfall of 1,207 dwellings to the next five years requirement through the Sedgefield approach would not be realistic as it would set a 5 year requirement that is unlikely to be delivered and would risk the Local Plan becoming out of date soon after adoption.	Updated as refers to the Wyre Local Plan. To provide clarity on the outcome of the partial review and how it accords with policy LPR1.

Chapter; Policy; and/or Paragraph in Wyre Local Plan (2011- 2031)	Proposed Revision	Reason for change
Chapter 7: Housing ¶ 7.2.7	Delete paragraph 7.2.7: 7.2.7 The NPPF requires that when calculating a 5-year land supply a buffer is applied (moved forward from later in the Plan period) to ensure choice and competition in the market for land. The level of the appropriate buffer is determined on account of whether there has been persistent under-delivery. The housing target has not been met in any year since 2011, therefore a buffer of 20% is considered appropriate. This position may change through annual monitoring. There is flexibility in the Local Plan housing land supply to provide the intended choice and competition in the market for land. As noted above there are no barriers in the Local Plan to bringing forward any allocated land.	Updated as refers to the Wyre Local Plan.
Chapter 7: Housing ¶ 7.2.8 (now 7.2.6)	Amend paragraph 7.2.8 (now 7.2.6) to read: 7.2.8 <u>7.2.6</u> <u>Annually the HIS 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. The Council has prepared a Housing Implementation Strategy (HIS) incorporating the 31 March 2018 monitoring information and including the Local Plan housing trajectory. The HIS will be updated annually at the end of the financial year. As covered in Chapter 10, the Council is committed to an early review to commence in 2019.</u>	Updated content on the role of the HIS in demonstrating the Councils housing land supply and five year supply. Updated as refers to the Wyre Local Plan.

Chapter; Policy; and/or Paragraph in Wyre Local Plan (2011- 2031)	Proposed Revision	Reason for change
<p>Chapter 7: Housing</p> <p>Policy HP1 Housing Land supply</p>	<p>Delete Policy HP1:</p> <div data-bbox="454 518 1494 738" style="border: 1px solid black; background-color: #e6f2ff; padding: 5px;"> <p>HP1 Housing Land Supply</p> <p>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.</p> </div>	<p>New policy required in relation to the revised housing requirement and to accord with policy LPR1.</p>
<p>Chapter 7: Housing</p> <p>New Policy HP1 Housing Land supply</p>	<p>Insert new Policy HP1 to read:</p> <div data-bbox="454 869 1494 1316" style="border: 1px solid black; background-color: #e6f2ff; padding: 5px;"> <p>HP1 Housing Requirement and Supply</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> </div>	<p>New policy required in relation to the revised housing requirement and to accord with policy LPR1.</p>

Chapter; Policy; and/or Paragraph in Wyre Local Plan (2011- 2031)	Proposed Revision	Reason for change
Chapter 7: Housing Policy HP3 Affordable Housing	Amend HP3 (4) to read: 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 <u>and the requirement of national policy and national planning guidance, including First Homes.</u>	It is proposed to amend policy HP3 (4) to ensure consistency with the updated PPG in relation to First Homes.
Chapter 7: Housing ¶ 7.5	Amend 7.5 to read: 7.5 Rural Exceptions <u>Sites</u>	It is proposed to amend policy section 7.5 to ensure consistency with the updated PPG in relation to First Homes / NPPF Entry-level Exceptions.
Chapter 7: Housing ¶ 7.5.2	Amend 7.5.2 to read: 7.5.2The policy will apply where in a particular locality (see footnote 49, the identified need in the most up-to-date Affordable Housing Needs Survey cannot be met on an allocation in the locality and the operation of policy HP3. Policy HP4 sets out the criteria for assessing proposals made on this basis <u>for rural exception sites.</u>	It is proposed to amend paragraph 7.5.2 to ensure consistency with the updated PPG in relation to First Homes / NPPF Entry-level Exceptions.
Chapter 7: Housing	Insert new paragraph after 7.5.2 to read:	It is proposed to insert new paragraph 7.5.3 to ensure consistency with the updated PPG in

Chapter; Policy; and/or Paragraph in Wyre Local Plan (2011- 2031)	Proposed Revision	Reason for change
New ¶ 7.5.3	<p><u>7.5.3 The policy will also apply outside of existing allocated housing sites for the provision of First Homes / Entry-Level homes to be provided where that current need is not met within the borough. Policy HP4 sets out the criteria for assessing proposals made on this basis for First Homes / Entry Level Homes.</u></p>	<p>relation to First Homes / NPPF Entry-Level Exceptions.</p>
<p>Chapter 7: Housing</p> <p>Policy HP4 Rural Exceptions</p>	<p>Amend HP4 to read:</p> <div style="border: 1px solid black; background-color: #e6f2ff; padding: 10px;"> <p><u>HP4 Rural Exceptions Sites</u></p> <p><u>Rural Exceptions</u></p> <p>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:</p> <ul style="list-style-type: none"> a) A need exists for affordable housing in the locality³¹; 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; </div>	<p>It is proposed to amend policy HP4 to ensure consistency with the updated PPG in relation to First Homes / NPPF Entry-Level Exceptions.</p>

Chapter; Policy; and/or Paragraph in Wyre Local Plan (2011- 2031)	Proposed Revision	Reason for change
	<p>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;</p> <p>d) The occupancy of the dwellings can be restricted to individuals accepted as requiring affordable housing in the locality; and</p> <p>e) The dwellings provided can be made available as affordable housing in perpetuity.</p> <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 dwellings in the countryside will not be acceptable under this policy.</p> <p><u>First Homes / Entry-Level Exceptions</u></p> <p>3. <u>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>a) <u>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></p>	

Chapter; Policy; and/or Paragraph in Wyre Local Plan (2011- 2031)	Proposed Revision	Reason for change
	<ul style="list-style-type: none"> b) <u>Is adjacent to existing settlements; and</u> c) <u>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> d) <u>Complies with any local design policies and standards.</u> 	
<p>Chapter 8: Economy</p> <p>Policy EP5 Main Town Centre Uses</p>	<p>Amend policy EP5 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> <ul style="list-style-type: none"> a) 500m² gross for any new retail (comparison and convenience) floorspace; b) 2,500m² gross for new leisure and office proposals. 	<p>It is proposed to amend policy EP5 to ensure consistency with paragraph 90 NPPF21 regarding removal of the requirement for an impact assessment to be undertaken for office proposals.</p>

Chapter; Policy; and/or Paragraph in Wyre Local Plan (2011- 2031)	Proposed Revision	Reason for change
Chapter 9: Site Allocations ¶ 9.2.1	Amend paragraph 9.2.1 to read: 9.2.1 The Local Plan ensures that sufficient deliverable land is available for <u>a minimum 7,232 net 9,200 dwellings to meet 96% of the identified the full housing requirement objectively assessed housing need</u> for the period 2011-2031. The Local Plan makes allocations for 5,232 dwellings of which 5,192 are expected to be delivered within the plan period to 2031. The delivery of housing will be regularly monitored.	To provide clarity on the outcome of the partial review and how it accords with policy LPR1.
Chapter 9: Site Allocations ¶ 9.2.2	Amend paragraph 9.2.2 to read: 9.2.2 The housing allocations identified in policy SA1 and SA3 will provide the majority of the Local Plan housing requirement. These sites are distributed throughout Wyre where development is not constrained. These housing and mixed use allocations provide the only realistic solution to meeting Wyre's housing needs and securing a '5 year land supply' albeit the full housing OAN cannot be accommodated.	To provide clarity on the outcome of the partial review and how it accords with policy LPR1.
Chapter 10: Monitoring the Local Plan New subheading 10.1	Insert new subheading to read: <u>10.1 Introduction</u>	To provide clarity/typo

Chapter; Policy; and/or Paragraph in Wyre Local Plan (2011- 2031)	Proposed Revision	Reason for change
Chapter 10: Monitoring the Local Plan ¶ 10.3.1 - 10.3.2	Delete paragraph 10.3.1 – 10.3.2: 10.3.1 The National Planning Policy Framework (NPPF) requires local planning authorities to set out a housing implementation strategy which demonstrates how five-year supply of housing land is to be maintained in order to meet the required housing target. 10.3.2 The Council has prepared a HIS based on the Housing Background Paper⁴⁶ which will be updated annually at the end of the financial year. The HIS monitors housing land supply and delivery against the Local Plan housing requirement of 460 dwellings per annum. The HIS incorporates the housing trajectory and the 5 year housing land supply position.	To provide clarity on the outcome of the partial review and how it accords with policy LPR1.
Chapter 10: Monitoring the Local Plan New ¶ 10.3.1	Insert new paragraph 10.3.1 to read: <u>10.3.1 The Council will prepare an annual 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 HIS will be updated annually at the end of the monitoring year. The HIS monitors housing land supply and delivery against the Local Plan housing requirement. The HIS incorporates the housing trajectory and the 5 year housing land supply position.</u>	To provide clarity on the outcome of the partial review and how it accords with policy LPR1.

Chapter; Policy; and/or Paragraph in Wyre Local Plan (2011- 2031)	Proposed Revision	Reason for change
<p>Chapter 10: Monitoring the Local Plan</p> <p>10.4 Local Plan Review and LPR1</p> <p>¶ 10.4.1 – 10.4.4</p> <p>Policy LPR1</p>	<p>Delete section 10.4 including paragraph 10.4.1 – 10.4.4 and policy LPR1:</p> <p>10.4 Local Plan Review</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 Plan, if there is evidence from the annual monitoring of Performance Monitoring Indicators (PMIs) that any targets are not being met.</p> <p>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.</p> <p>10.4.5 The Council</p>	<p>Partial Review completed. Section and policy now defunct.</p>

Chapter; Policy; and/or Paragraph in Wyre Local Plan (2011- 2031)	Proposed Revision	Reason for change
	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.	

Chapter; Policy; and/or Paragraph in Wyre Local Plan (2011- 2031)	Proposed Revision	Reason for change
	<p>LPR1 – Wyre Local Plan Review</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"> 1. An update of Objectively Assessed Housing Needs. 2. A review of transport and highway issues taking into account: <ul style="list-style-type: none"> (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. 	

Chapter; Policy; and/or Paragraph in Wyre Local Plan (2011- 2031)	Proposed Revision							Reason for change								
<p>Chapter 10: Monitoring the Local Plan</p> <p>Table 10.1 Local Plan performance Monitoring Indicators (PMI)</p>	<p>Amend PM19 to read:</p> <table border="1" data-bbox="452 518 1496 1225"> <tr> <td data-bbox="452 518 555 1225">PMI9</td> <td data-bbox="562 518 884 1225"> <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> </td> <td data-bbox="891 518 1070 1225"> <p>Meet local minimum target of providing 9,215 <u>7,232</u> net new homes 2011-2031 (460 per annum <u>between</u> <u>2011 and</u> <u>2018/19;</u> <u>and 296</u> <u>per annum</u> <u>between</u> <u>2019/20</u> <u>and 2031)</u></p> </td> <td data-bbox="1077 518 1137 1225">1</td> <td data-bbox="1144 518 1227 1225"></td> <td data-bbox="1234 518 1294 1225">1</td> <td data-bbox="1301 518 1361 1225"></td> <td data-bbox="1368 518 1496 1225">Wyre Council</td> </tr> </table>							PMI9	<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 9,215 <u>7,232</u> net new homes 2011-2031 (460 per annum <u>between</u> <u>2011 and</u> <u>2018/19;</u> <u>and 296</u> <u>per annum</u> <u>between</u> <u>2019/20</u> <u>and 2031)</u></p>	1		1		Wyre Council	<p>To provide clarity on the outcome of the partial review and how it accords with policy LPR1.</p>
PMI9	<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 9,215 <u>7,232</u> net new homes 2011-2031 (460 per annum <u>between</u> <u>2011 and</u> <u>2018/19;</u> <u>and 296</u> <u>per annum</u> <u>between</u> <u>2019/20</u> <u>and 2031)</u></p>	1		1		Wyre Council									

Chapter; Policy; and/or Paragraph in Wyre Local Plan (2011- 2031)	Proposed Revision	Reason for change				
Appendix A: Superseded Policies	<p>Delete text in appendix A:</p> <p>The Wyre Local Plan (2011–2031) replaces all of the ‘saved’ policies of the Wyre Borough Local Plan (July 1999) and all the policies of the Fleetwood—Thornton Area Action Plan (September 2009).</p> <p>The policies listed in column B of the table are the ones which most closely relate to the superseded policies, but other policies of the new Wyre Local Plan may also be relevant as the Plan should be read as a whole.</p> <p>Saved Wyre Local Plan (1991 – 2006)</p> <p>The ‘saved’ Wyre Borough Local Plan (1991-2006) ‘Proposals Map’ is replaced in its entirety by the ‘ adopted Wyre Local Plan (2011—2031) Policies Map</p> <table border="1" data-bbox="452 1078 1494 1334"> <thead> <tr> <th data-bbox="452 1078 965 1134">A</th> <th data-bbox="965 1078 1494 1134">B</th> </tr> </thead> <tbody> <tr> <td data-bbox="452 1134 965 1334">‘Saved’ Policies in the Wyre Borough Local Plan (1991—2006) which are to be superseded by the Wyre Local Plan (2011–2031)</td> <td data-bbox="965 1134 1494 1334">Relevant Policies of the Wyre Local Plan (2011—2031) which will supersede the ‘saved’ Policies in the Wyre Borough Local Plan (1991—2006)</td> </tr> </tbody> </table>	A	B	‘Saved’ Policies in the Wyre Borough Local Plan (1991—2006) which are to be superseded by the Wyre Local Plan (2011–2031)	Relevant Policies of the Wyre Local Plan (2011—2031) which will supersede the ‘saved’ Policies in the Wyre Borough Local Plan (1991—2006)	Partial Review completed. Section now defunct and to be superseded.
A	B					
‘Saved’ Policies in the Wyre Borough Local Plan (1991—2006) which are to be superseded by the Wyre Local Plan (2011–2031)	Relevant Policies of the Wyre Local Plan (2011—2031) which will supersede the ‘saved’ Policies in the Wyre Borough Local Plan (1991—2006)					

Chapter; Policy; and/or Paragraph in Wyre Local Plan (2011- 2031)	Proposed Revision		Reason for change
	SP2 — Strategic Location for Development	SA3/1 — Fleetwood Dock and Marina SA4 — Hillhouse Technology Enterprise Zone, Thornton	
	SP4 — Change of Use of Land in Green Belts	SP3 — Green Belt	
	SP5 — Definition of the Main Rural Settlements	SP1 — Development Strategy	
	SP8 — Definition of Small Rural Settlements	SP1 — Development Strategy	
	SP12 — Defined Open Areas	SP1 — Development Strategy CDMP4 — Environmental Assets	
	SP13 — Development in the Countryside	SP4 — Countryside Areas	
	SP14 — Standards of Design and Amenity	CDMP3 — Design	
	ENV2 — Open Coastline	SP4 — Countryside Areas	
	ENV7 — Trees on Development Sites	CDMP4 — Environmental Assets	
	ENV9 — Conservation Areas	CDMP5 — Historic Environment	

Chapter; Policy; and/or Paragraph in Wyre Local Plan (2011- 2031)	Proposed Revision		Reason for change
	ENV10—Listed Buildings	CDMP5—Historic Environment	
	ENV11—Demolition of Listed Buildings	CDMP5—Historic Environment	
	ENV13—Development and Flood Risk	CDMP2—Flood Risk and Surface Water Management	
	ENV14—Development and Flood Defences	SP2—Sustainable Development CDMP2—Flood Risk and Surface Water Management	
	ENV15—Surface Water Run-Off	SP2—Sustainable Development CDMP2—Flood Risk and Surface Water Management	
	ENV16—Ground Water Protection	CDMP1—Environmental Protection CDMP2—Flood Risk and Surface Water Management	
	ENV17—Surface Water Protection	CDMP1—Environmental Protection CDMP2—Flood Risk and Surface Water Management	
	ENV18—Advertising	CDMP3 Design	

Chapter; Policy; and/or Paragraph in Wyre Local Plan (2011- 2031)	Proposed Revision		Reason for change
		EP14— Outdoor Advertisements and Directional Signs	
	H3— Housing Allocations	SP1— Development Strategy SP2— Sustainable Development HP1— Housing Land Supply SA1— Residential Development SA3— Mixed Use Development SA4— Hillhouse Technology Enterprise Zone, Thornton	
	H4— Alterations and Extensions to Residential Properties	CDMP3 - Design	
	H5— Permanent Residential Mobile Homes and Residential Caravan Parks	SP1— Development Strategy SP2— Sustainable Development CDMP3 - Design HP1— Housing Land Supply HP2— Housing Mix	
	H6— Changes to Residential Use in the Countryside Area of Rural Wyre	SP1— Development Strategy SP2— Sustainable Development CDMP3— Design HP1— Housing Land Supply	

Chapter; Policy; and/or Paragraph in Wyre Local Plan (2011- 2031)	Proposed Revision		Reason for change
		HP2 — Housing Mix HP5 — Residential Curtilages	
	H7 — Replacement Dwellings	CDMP3 — Design HP6 — Replacement dwellings in the countryside	
	H8 — Temporary Residential Caravans	CDMP3 — Design HP7 — Rural workers accommodation in the countryside	
	H9 — Extensions to Residential Curtilages	HP5 — Residential Curtilages	
	H10 — Agricultural Workers' Dwellings	SP4 — Countryside Areas CDMP3 — Design HP7 — Rural workers accommodation in the countryside	
	H11 — Subdivision of Existing Dwellings into Smaller Units of Residential Accommodation	CDMP3 — Design HP5 — Residential Curtilages HP10 — Houses in Multiple Occupation	
	H13 — Open Space in New Housing Developments	CDMP4 — Environmental Assets	

Chapter; Policy; and/or Paragraph in Wyre Local Plan (2011- 2031)	Proposed Revision		Reason for change
		HP9 – Green Infrastructure in new residential developments	
	H15 – The Provision of Affordable Housing within Rural Areas	SP4 – Countryside Areas HP3 – Affordable Housing HP4 – Rural Exceptions	
	EMP2 – Existing Commitments	EP1 – Employment Land Supply	
	EMP3 – New Allocations	EP1 – Employment Land Supply SA2 – Employment Development SA3 – Mixed Use Development SA4 – Hillhouse Technology Enterprise Zone, Thornton SA5 – Port of Fleetwood, Fleetwood SA7 – Brockholes Industrial Estate Extension, Catterall	
	EMP4 – Land East of Fleetwood Road	SA4 – Hillhouse Technology Enterprise Zone, Thornton	
	EMP6 – Land at Catterall Gates Lane, Catterall	SA1/21 – Daniel Fold Farm, Daniel Fold Lane, Catterall	

Chapter; Policy; and/or Paragraph in Wyre Local Plan (2011- 2031)	Proposed Revision		Reason for change
	EMP7— Land at Longmoor Lane, Nateby	n/a	
	EMP8— Existing Industrial Areas	EP2— Existing Employment Areas EP3— Existing Employment Sites	
	EMP9— Car Sales on Industrial Estates	EP2— Existing Employment Areas EP3— Existing Employment Sites	
	EMP12— Diversification of the Rural Economy	SP4— Countryside Areas CDMP3— Design EP8— Rural Economy	
	EMP13— Conversion of Rural Buildings in Countryside Areas	SP4— Countryside Areas SP2— Sustainable Development CDMP3— Design EP8— Rural Economy	
	S6— Change of Use of Retail Premises	EP11— Protection of community facilities	
	S7— The Design of Signs and Shopfronts	CDMP3— Design EP14— Outdoor Advertisements and Directional Signs EP15— Security Shutters	

Chapter; Policy; and/or Paragraph in Wyre Local Plan (2011- 2031)	Proposed Revision		Reason for change
	TC1—Town Centre Boundaries	EP4—Town, District and Local Centres	
	TC2—Primary Shopping Areas	CDMP3—Design CDMP6—Accessibility and Transport EP5—Main Town Centre Uses EP6—Development in defined primary and secondary frontages	
	TC7—Secondary Shopping Areas	CDMP3—Design CDMP6—Accessibility and Transport EP5—Main Town Centre Uses EP6—Development in defined primary and secondary frontages	
	TC11—Mixed Development Area at Parkhill Road, Garstang	CDMP3—Design CDMP6—Accessibility and Transport EP4—Town, District and Local Centres EP5—Main Town Centre Uses	

Chapter; Policy; and/or Paragraph in Wyre Local Plan (2011- 2031)	Proposed Revision		Reason for change
	TC13 – Professional and Financial Services in Fleetwood	CDMP3 – Design CDMP6 – Accessibility and Transport EP4 – Town, District and Local Centres EP5 – Main Town Centre Uses	
	TC15 – Change of Use of Upper Floors	CDMP3 – Design CDMP6 – Accessibility and Transport EP4 – Town, District and Local Centres EP5 – Main Town Centre Uses	
	TC19 – Defined Open Area in Garstang	EP4 – Town, District and Local Centres	
	TREC2 – Small Hotels, Guest Houses and Youth Hostels	SP4 – Countryside Areas CDMP3 – Design CDMP6 – Accessibility and Transport EP8 – Rural Economy EP9 – Holiday Accommodation	
	TREC3 – Lancaster Canal	CDMP4 – Environmental Assets	

Chapter; Policy; and/or Paragraph in Wyre Local Plan (2011- 2031)	Proposed Revision		Reason for change
	TREC5—Static Caravans and Chalet Developments	SP4—Countryside Areas CDMP2—Flood Risk and Surface Water Management EP9—Holiday Accommodation	
	TREC6—Touring Caravans	CDMP6—Accessibility and Transport EP9—Holiday Accommodation	
	TREC7—Preserving the Seaside Resorts	CDMP3—Design CDMP6—Accessibility and Transport EP9—Holiday Accommodation	
	TREC8—Existing and Additional or Improved Sports and Recreational Facilities	SP4—Countryside Areas SP8—Health and Well Being CDMP3—Design CDMP4—Environmental Assets EP11—Protection of community facilities	
	TREC10—Golf Courses and Other Outdoor Recreational Facilities	SP4—Countryside Areas SP8—Health and Well Being CDMP3—Design	

Chapter; Policy; and/or Paragraph in Wyre Local Plan (2011- 2031)	Proposed Revision		Reason for change
		GDMP6 – Accessibility and Transport	
	TREC12 – Public Rights of Way	GDMP6 – Accessibility and Transport	
	TREC13 – Facilities for Informal Recreation	SP4 Countryside Areas SP8 – Health and Well Being CDMP4 – Environmental Assets CDMP6 – Accessibility and Transport	
	TREC14 – Protection of Recreational Open Space	SP4 Countryside Areas SP8 – Health and Well Being	
	TREC16 – Sports Fields Within the Green Belt	SP3 – Green Belt SP8 – Health and Well Being CDMP4 – Environmental Assets CDMP6 – Accessibility and Transport	
	TR1 – Major Road Proposals	GDMP6 – Accessibility and Transport	
	TR6 – Rail Facilities	GDMP6 – Accessibility and Transport	

Chapter; Policy; and/or Paragraph in Wyre Local Plan (2011- 2031)	Proposed Revision		Reason for change
	TR7— Rail Reinstatement to Fleetwood	GDMP6— Accessibility and Transport	
	TR8— Blackpool to Fleetwood Tramway	GDMP6— Accessibility and Transport	
	TR9 - Cyclists	GDMP6— Accessibility and Transport	
	CIS1— Provision for Community Services	GDMP3— Design GDMP6— Accessibility and Transport EP13 - Telecommunications	
	CIS2— Telecommunications	EP13 - Telecommunications	
	CIS4— Power Lines and Overhead Cables	GDMP3— Design GDMP4— Environmental Assets EP13 - Telecommunications	
	CIS5— High Voltage Power Lines	SP8— Health and Well Being	
	CIS6— Securing Adequate Servicing and Infrastructure	SP7— Infrastructure Provision and Developer Contributions	
	CIS7— Wastewater Management	SP7— Infrastructure Provision and Developer Contributions	

Chapter; Policy; and/or Paragraph in Wyre Local Plan (2011- 2031)	Proposed Revision		Reason for change										
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Chapter; Policy; and/or Paragraph in Wyre Local Plan (2011- 2031)	Proposed Revision		Reason for change
		CDMP2 – Flood Risk and Surface Water Management CDMP3 – Design CDMP4 – Environmental Assets	
	2: Housing Provision	SP1 – Development Strategy SP2 – Sustainable Development HP1 – Housing Land Supply SA3/1 – Fleetwood Dock and Marina SA4 – Hillhouse Technology Enterprise Zone, Thornton	
	3: Industry and Business	EP1 – Employment Land Supply SA2 – Employment Development SA3/1 – Fleetwood Dock and Marina SA4 – Hillhouse Technology Enterprise Zone, Thornton SA5 – Port of Fleetwood, Fleetwood	
	4: Contingency site	SA4 – Hillhouse Technology Enterprise Zone, Thornton	

Chapter; Policy; and/or Paragraph in Wyre Local Plan (2011- 2031)	Proposed Revision		Reason for change
	5: Transport Network Improvements	SP7—Infrastructure Provision and Developer Contributions CDMP6—Accessibility and Transport	
	6: Movement and Accessibility	SP7—Infrastructure Provision and Developer Contributions CDMP6—Accessibility and Transport	
	7: Community Facilities and Service Provision	SP7—Infrastructure Provision and Developer Contributions SP8—Health and Well Being CDMP6—Accessibility and Transport EP7—Local convenience stores SA3/1—Fleetwood Dock and Marina SA4—Hillhouse Technology Enterprise Zone, Thornton	
	8: Recreation and Leisure	SP2—Sustainable Development SP7—Infrastructure Provision and Developer Contributions	

Chapter; Policy; and/or Paragraph in Wyre Local Plan (2011- 2031)	Proposed Revision		Reason for change
		<p>CDMP1 — Environmental Protection</p> <p>CDMP4 — Environmental Assets</p> <p>SA3/1 — Fleetwood Dock and Marina</p> <p>SA4 — Hillhouse Technology Enterprise Zone, Thornton</p>	
	<p>9: Encouraging Energy Efficiency, Renewable Energy and Sustainable Design and Construction in Development</p>	<p>CDMP2 — Flood Risk and Surface Water Management</p> <p>CDMP3 — Design</p> <p>EP12 — Renewable Energy</p>	
	<p>10: Increasing the Role of Tourism</p>	<p>CDMP1 — Environmental Protection</p> <p>CDMP4 — Environmental Assets</p> <p>SA3/1 — Fleetwood Dock and Marina</p> <p>SA4 — Hillhouse Technology Enterprise Zone, Thornton</p>	

Chapter; Policy; and/or Paragraph in Wyre Local Plan (2011- 2031)	Proposed Revision	Reason for change														
New Appendix A: Superseded Policies	<p>Insert new appendix A to read:</p> <p><u>The Wyre Local Plan Partial Review (2011 – 2031) has amended six policies and deleted one policy from the Wyre Local Plan (2011 – 2031)</u></p> <p><u>The current policies in the Wyre Local Plan (2011 – 2031) that will be superseded by the Wyre Local Plan Partial Review (2011 – 2031) are set out below. All other policies remain unchanged.</u></p> <table border="1" data-bbox="452 783 1494 1347"> <thead> <tr> <th data-bbox="452 783 965 986"><u>Relevant Policies of the Wyre Local Plan (2011 – 2031) which are to be superseded by the Wyre Local Plan Partial Review (2011 – 2031)</u></th> <th data-bbox="965 783 1494 986"><u>Relevant Policies of the Wyre Local Plan Partial Review (2011 – 2031) which will superseded the Policies in the Wyre Local Plan (2011 – 2031)</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="452 986 965 1038"><u>SP1 Development Strategy</u></td> <td data-bbox="965 986 1494 1038"><u>SP1 Development Strategy</u></td> </tr> <tr> <td data-bbox="452 1038 965 1091"><u>SP4 Countryside Areas</u></td> <td data-bbox="965 1038 1494 1091"><u>SP4 Countryside Areas</u></td> </tr> <tr> <td data-bbox="452 1091 965 1185"><u>HP1 Housing Land Supply</u></td> <td data-bbox="965 1091 1494 1185"><u>HP1 Housing Requirement and Supply</u></td> </tr> <tr> <td data-bbox="452 1185 965 1238"><u>HP3 Affordable Housing</u></td> <td data-bbox="965 1185 1494 1238"><u>HP3 Affordable Housing</u></td> </tr> <tr> <td data-bbox="452 1238 965 1291"><u>HP4 Rural Exceptions</u></td> <td data-bbox="965 1238 1494 1291"><u>HP4 Exception Sites</u></td> </tr> <tr> <td data-bbox="452 1291 965 1347"><u>EP5 Main Town Centre Uses</u></td> <td data-bbox="965 1291 1494 1347"><u>EP5 Main Town Centre Uses</u></td> </tr> </tbody> </table>	<u>Relevant Policies of the Wyre Local Plan (2011 – 2031) which are to be superseded by the Wyre Local Plan Partial Review (2011 – 2031)</u>	<u>Relevant Policies of the Wyre Local Plan Partial Review (2011 – 2031) which will superseded the Policies in the Wyre Local Plan (2011 – 2031)</u>	<u>SP1 Development Strategy</u>	<u>SP1 Development Strategy</u>	<u>SP4 Countryside Areas</u>	<u>SP4 Countryside Areas</u>	<u>HP1 Housing Land Supply</u>	<u>HP1 Housing Requirement and Supply</u>	<u>HP3 Affordable Housing</u>	<u>HP3 Affordable Housing</u>	<u>HP4 Rural Exceptions</u>	<u>HP4 Exception Sites</u>	<u>EP5 Main Town Centre Uses</u>	<u>EP5 Main Town Centre Uses</u>	To provide updated reference to superseded policies and clarify the development plan.
<u>Relevant Policies of the Wyre Local Plan (2011 – 2031) which are to be superseded by the Wyre Local Plan Partial Review (2011 – 2031)</u>	<u>Relevant Policies of the Wyre Local Plan Partial Review (2011 – 2031) which will superseded the Policies in the Wyre Local Plan (2011 – 2031)</u>															
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<u>EP5 Main Town Centre Uses</u>	<u>EP5 Main Town Centre Uses</u>															

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Wyre Council

Submission Draft Wyre Local Plan Partial Review (2011-2031)

Schedule of Additional (Minor) Modifications to the Wyre Local Plan (2011-2031)

April 2022

Schedule of Additional (Minor) Modifications

This document details the council's proposed additional (minor) modifications to the Wyre Local Plan (2011-2031) that are proposed as part of the Wyre Local Plan Partial Review (2011-2031).

The modifications seek to improve mainly the presentation of the document and do not affect the substance of the Plan e.g. typographical corrections, factual updating or minor wording changes to aid understanding/clarity.

The proposed modifications have not undergone technical assessment (Sustainability Appraisal; Habitat Regulations Assessment; Financial Viability Appraisal; and Equalities and Health Impact Assessment) and have not been the subject of consultation.

The proposed additional modifications 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).

Additions to text are shown as underlined and deletions of text are shown as ~~strikethrough~~ in blue text.

Please note that text shown as underlined or that is ~~strikethrough~~ in black text is in reference to the proposed modifications contained in the schedule of revisions to the Wyre Local Plan (2011-2031)

Table A – Schedule of Revisions to the Wyre Local Plan (2011-2031)

Mod Ref	Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown in <u>underlined</u>).	Reason
P/M/01	15	Delete section 1.4	<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 Clinical Commissioning Groups (CCGs), Lancashire County Council, Highways England 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> <p>1.4.5 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</p>	Correction (omission)

Mod Ref	Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown in <u>underlined</u>).	Reason
			<p>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>	
P/M/02 Page 156	12	New paragraph 1.2.9	<p><u>1.2.9 As part of the partial review 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 are required is proposed.</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 reflects the position when the Wyre Local Plan (2011 – 2031) was adopted.</p>	Typo/tense
P/M/03	22	Amended SP4 (5)	<p>5. The conversion of an existing buildings which does not comply with the sustainability requirement of Policy SP2 will be permitted where it is demonstrated that it will secure the long term future of a building significant for its heritage value, <u>or would involve the subdivision for of an existing residential building for residential use.</u></p>	Typo
P/M/04	56	New Appendix A: Superseded Policies	<p><u>The current policies in the Wyre Local Plan (2011 – 2031) that will be superseded by the Wyre Local Plan Partial Review (2011 – 2031) are set out below. All other policies remain unchanged.</u></p>	Typo Correction (omission)

Mod Ref	Page number	Part of Plan	Modified text (deleted text shown as <u>strikethrough</u> , additional text shown in <u>underlined</u>).	Reason																		
Page 157			<table border="1"> <tr> <td data-bbox="734 236 1272 371"><u>Relevant Policies of the Wyre Local Plan (2011 – 2031) which are to be superseded by the Wyre Local Plan Partial Review (2011 – 2031)</u></td> <td data-bbox="1272 236 1814 371"><u>Relevant Policies of the Wyre Local Plan Partial Review (2011 – 2031) which will superseded the Policies in the Wyre Local Plan (2011 – 2031)</u></td> </tr> <tr> <td data-bbox="734 371 1272 406"><u>SP1 Development Strategy</u></td> <td data-bbox="1272 371 1814 406"><u>SP1 Development Strategy</u></td> </tr> <tr> <td data-bbox="734 406 1272 442"><u>SP4 Countryside Areas</u></td> <td data-bbox="1272 406 1814 442"><u>SP4 Countryside Areas</u></td> </tr> <tr> <td data-bbox="734 442 1272 509"><u>HP1 Housing Land Supply</u></td> <td data-bbox="1272 442 1814 509"><u>HP1 Housing Requirement and Supply</u></td> </tr> <tr> <td data-bbox="734 509 1272 544"><u>HP3 Affordable Housing</u></td> <td data-bbox="1272 509 1814 544"><u>HP3 Affordable Housing</u></td> </tr> <tr> <td data-bbox="734 544 1272 579"><u>HP4 Rural Exceptions</u></td> <td data-bbox="1272 544 1814 579"><u>HP4 Exception Sites</u></td> </tr> <tr> <td data-bbox="734 579 1272 614"><u>EP5 Main Town Centre Uses</u></td> <td data-bbox="1272 579 1814 614"><u>EP5 Main Town Centre Uses</u></td> </tr> </table> <p data-bbox="734 651 1814 718"><u>The current policy in the Wyre Local Plan (2011- 2031) that will be deleted by the Wyre Local Plan Partial Review (2011- 2031) is set out below.</u></p> <table border="1"> <tr> <td data-bbox="734 754 1272 890"><u>Relevant Policy of the Wyre Local Plan (2011 – 2031) which will be deleted by the Wyre Local Plan Partial Review (2011 – 2031)</u></td> <td data-bbox="1272 754 1814 890"><u>Wyre Local Plan Partial Review (2011 – 2031)</u></td> </tr> <tr> <td data-bbox="734 890 1272 925"><u>LPR1 Wyre Local Plan Review</u></td> <td data-bbox="1272 890 1814 925"></td> </tr> </table> <p data-bbox="734 962 1814 997"><u>All other policies remain unchanged.</u></p>	<u>Relevant Policies of the Wyre Local Plan (2011 – 2031) which are to be superseded by the Wyre Local Plan Partial Review (2011 – 2031)</u>	<u>Relevant Policies of the Wyre Local Plan Partial Review (2011 – 2031) which will superseded the Policies in the Wyre Local Plan (2011 – 2031)</u>	<u>SP1 Development Strategy</u>	<u>SP1 Development Strategy</u>	<u>SP4 Countryside Areas</u>	<u>SP4 Countryside Areas</u>	<u>HP1 Housing Land Supply</u>	<u>HP1 Housing Requirement and Supply</u>	<u>HP3 Affordable Housing</u>	<u>HP3 Affordable Housing</u>	<u>HP4 Rural Exceptions</u>	<u>HP4 Exception Sites</u>	<u>EP5 Main Town Centre Uses</u>	<u>EP5 Main Town Centre Uses</u>	<u>Relevant Policy of the Wyre Local Plan (2011 – 2031) which will be deleted by the Wyre Local Plan Partial Review (2011 – 2031)</u>	<u>Wyre Local Plan Partial Review (2011 – 2031)</u>	<u>LPR1 Wyre Local Plan Review</u>		
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Wyre Council
Submission Draft Wyre Local Plan
Partial Review (2011-2031)
Statement of Consultation
April 2022

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Annex 1 - Regulation 18 (Scoping) Consultation Responses (separate document)

Annex 2 - Regulation 19 (Publication) Consultation Responses (separate document)

1. Introduction

- 1.1 It is a legal requirement of the Town and Country Planning (Local Planning) (England) 2012 Regulations (SI No.767) (Appendix 1) that a Statement of Consultation accompanies the submission of a local plan to the Secretary of State. Regulation 22 of the regulations requires the Statement to demonstrate:
- Who was consulted during the local plan preparation stages (known as the Regulation 18 stage/s);
 - How those who were consulted were invited to make representations;
 - What main issues were raised by the consultees; and
 - How the representations were taken into account in local plan preparation.
- 1.2 Regulation 22 also requires the Statement of Consultation to state the number of representations made in response to the Publication version of the local plan (Regulation 19/20 stage) and to provide a summary of the main issues raised.
- 1.3 This version of the Statement of Consultation has been produced to support the Submission edition of the Wyre Local Plan Partial Review (2011-2031). In line with the Regulations outlined above, it details the nature and outcomes of the consultation carried out at the plan preparation stage (Regulation 18) and Publication stage (Regulation 19).
- 1.4 Although Regulation 18 requires consultation at the plan preparation stage, there is nothing in the regulations themselves that prescribe the form such preparations should take. For the partial review this stage of the plan preparation process was represented by the publication of a scoping letter in February 2020.
- 1.5 To provide the necessary context, the next section of this Statement details the background to the partial review.

2. Developing the Wyre Local Plan

- 2.1 The Wyre Local Plan (2011-2031) was adopted on 28 February 2019 following a period of public examination.
- 2.2 The Plan is a single document consisting of a written statement and policies map. It includes sections on the following:
- Spatial portrait and key issues;
 - Vision and objectives;
 - Local plan strategy and strategic policies;

- Core development management policies
 - Housing policies
 - Economy policies;
 - Land allocations and designations; and
 - Monitoring
- 2.3 The Local Plan covers a 20-year period from 2011 to 2031. It forms the main component of the development plan for Wyre that also includes the Joint Lancashire Minerals and Waste Development Framework, consisting of the Core Strategy (2009), Site Allocations and Development Management Policies (2013), and the Policies Map.
- 2.4 The Wyre Local Plan 2011-2031 was developed with, and informed by, a Sustainability Appraisal, Habitat Regulation Assessment and a series of subject based evidence base documents. In conjunction with the Local Plan, the council worked with its partners to publish an Infrastructure Delivery Plan. As the Local Plan emerged the evidence base and available supporting documents were made available for public comment.
- 2.5 Policy LPR1 – Wyre Local Plan Review 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 and, in this context, to update the assessment of objectively assessed housing need, review transport and highway issues and review the allocation of sites for residential development to meet the assessed housing need. This draft Statement of Consultation supports the partial review of the adopted Local Plan and will be updated before submission of the Local Plan Partial Review to reflect consultation and engagement at the Publication (regulation 19) stage.
- 2.6 It is of note that the adopted Local Plan was examined in accordance with the National Planning Policy Framework 2012 (NPPF12). There has been several revisions to the NPPF since then, the latest being in 2021. As described below, the Partial Review will have regard to conformity with national planning guidance.

3. Statement of Community Involvement (SCI)

- 3.1 The Wyre Statement of Community Involvement (SCI) sets out how the council will engage with local people and organisations in the planning process through the preparation of planning policy documents such as the Local Plan and during the consideration of planning applications. The SCI is a public statement and sets the minimum standards the council aim to achieve in this process. The SCI was refreshed in April 2021 and subject to a four-week public consultation between 29th April and Friday 28th May 2021 (Appendix 2).

- 3.2 The council received eight responses of which three made no comment on the document. Of the remaining five responses, the majority of comments related to the consideration of planning applications and enforcement. There were three comments relating to the Local Plan; one from the Defence Infrastructure Organisation seeking acknowledgement of statutory safeguarding plans around Warton Aerodrome (itself located within the boundary of Fylde council) and the need to consult the MOD on development where applicable; one from the Canal and Rivers Trust seeking specific recognition of their status as a general consultation body; and one from the Thornton Action Group concerned that the production by the council of a Housing Implementation Strategy would be under the auspices of the 2012 National Planning Policy Framework rather than the (then) more recent 2019 edition of the NPPF.
- 3.3 As a result of the consultation, minor amendments were made in relation to enforcement and development management. There were no amendments relating to development plan production.
- 3.4 The SCI was adopted by the council in August 2021. It will be maintained as a living document whereby it may be appropriate for the council to make necessary revisions to the document to reflect changes in legislation and regulations that may occur from time to time. Where the revisions may alter the principles and engagement techniques, the council may consider it appropriate to undertake further proportionate public consultation on the proposed revisions. The SCI can be accessed from <https://www.wyre.gov.uk/planning-policy/statement-community-involvement-sci/1>

4. Ward, Parish and Town Council Member Involvement

Wyre Ward Councillors

- 4.1 Wyre council contains 24 wards served by a total of 50 ward councillors. Of these, seven, including the Leader of the Council, sit on the council's Cabinet. As well as the formal reporting of local plan matters to Cabinet and Full Council, including briefings for the relevant portfolio holder, engagement with members has taken place through the Planning Policy Working Group (PPWG), an advisory body (the Group is not a formal Committee or Sub-Committee of the Council) comprising of between 10 and 16 Councillors, including:
- Representatives from each geographic area of the Borough (i.e. Fleetwood, Thornton-Cleveleys, Poulton-le-Fylde, Rural East and Rural West);
 - Two members of the Planning Committee.

- The relevant Portfolio Holder.
 - Two opposition Members.
- 4.2 The PPWG is chaired by a senior Member (currently the Vice-Chair of Planning Committee) and meets on an as-needed basis.
- 4.3 In addition to on-going engagement with PPWG on local plan matters, on 28 October 2021 a briefing was given by the Planning Policy Manager to all council Members. This provided an opportunity to describe the background to the partial review and the proposed revisions to the Local Plan. The event provided an opportunity for the Members to ask questions about the process of the partial review and the proposed way forward. The briefing was held in-person at Wyre Civic Centre.

Wyre Parish and Town Councillors

- 4.4 The borough of Wyre contains 18 parish councils and three town councils. The only parts of the borough without parish or town council administration are Cleveleys, Thornton and Poulton-le-Fylde.
- 4.5 In 2010 a system of Planning Ambassadors was created to provide a link between the council's planning function (development management, planning policy and regeneration) and the parish/town councils. Under the Planning Ambassador system, each parish/town council is invited to nominate a parish or town councillor as their Planning Ambassador. The role of the Planning Ambassador is to:
- Act as a conduit between the council and parish/town council, acting as an initial contact point for matters where a parish or town council input is required into a planning matter;
 - Provide a means by which information can be shared with the full parish/town council; and
 - Provide a route through which matters can be raised by the parish/town council with the planning department.
- 4.6 As well as normal consultation at the formal stages of the plan preparation process, at 6.30pm on 8 November 2021 the council held a briefing with representatives from the parish and town council's. Each parish and town council were invited to send a representative from their area (see the Statement of Common Ground and Statement of Compliance). The invite included a draft copy of the evidence document "Implementing LPR1". Representatives from six parish and town council's attended the briefing (there were two last minute cancellations). The briefing was given by the Planning Policy Manager and provided an opportunity to describe the background to the review and the proposed revisions to the Local Plan. The

event provided an opportunity for the parish and town council's to ask questions about the process of the partial review and the proposed way forward. The briefing was held in-person at Wyre Civic Centre.

5. Local Plan Preparation (Regulation 18)

- 5.1 To inform the preparation of the partial review the council launched a scoping consultation in February 2020. The consultation period was for just over six weeks from 28 February 2020 to 5.00 pm on 14 April 2020. As the name suggests, the purpose of the consultation was to invite comments on the scope of the partial review. The scoping consultation was promoted by a letter (Appendix 3) sent by e-mail and post to 476 contacts (organisations and private individuals) whose details are held on the planning policy consultation database. Organisations included those referred to in the regulations as specific consultation bodies (for a list of organisations including private companies see Appendix 4). The letter established the rationale for the partial review with reference to Policy LPR1 and the National Planning Policy Framework. The letter also stated that revisions to allocations will not fall within the scope of the partial review.
- 5.2 The letter was “deposited” for viewing at the public reception at the Wyre Council Civic Centre in Poulton-le-Fylde and the boroughs six local libraries (Cleveleys, Fleetwood, Garstang, Knott End, Poulton-le-Fylde and Thornton).
- 5.3 Officers ensured that materials were appropriately located and remained available during the consultation period.
- 5.4 Respondents were able to submit representations as follows:
- Electronically via e-mail direct to the planning policy team at Wyre council; and
 - By post (or hand) to the planning policy team at the Civic Centre.
- 5.5 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 and it is not considered to have had an impact on the findings of the consultation. The council received one query relating to the impact of the COVID-19 on the consultation process but no requests for an extension to the deadline was received. No responses were received after the deadline.
- 5.6 The Scoping consultation elicited fifteen responses, all from organisations. The council's response, a summary of the points raised by each respondent and a copy of each submission is set out in Annex 1 to this Statement of

Consultation. All responses received have been read in full and been fully taken into account in setting the scope of the partial review. Key issues raised through the consultation were:

Allocations:

- Stating that reviewing allocations is outside of the scope of the review pre-determines the outcome of the assessment of local housing need, which could indicate a need to increase allocations.
- Support for no changes to allocations.
- The review must provide flexibility in the supply.
- Deliverability of housing should be reviewed in light of the ongoing response to COVID-19 and requirement for masterplans.

Housing need:

- The calculation of housing need should take into account the government's revised methodology and the publication of the ONS 2016 based Household Projections. These supersede the 2014-based projections that were a key input into Wyre council's determination of the objectively assessed housing needs.
- Standard method should be used as a starting point for reviewing the local housing requirement figure with consideration given to economic matters, affordable housing and institutional accommodation.
- It should be recognised that the standard method produces a minimum figure. The review must not result in lower jobs growth, reduced provision against the scale of affordable housing needs or suppressed younger household formations.
- The adoption of a local housing need figure should not be used as a mechanism to suppress the adopted housing requirement figure.
- There is a clear link between worsening affordability and low levels of housing. Unless Wyre commit to delivering a higher level of housing, its affordability issues are likely to remain or even worsen.

Highways:

- The scope of the highways element will need to include sufficient, robust and up-to-date capacity modelling.
- A wider transport impacts and needs study is required as part of the evidence base for the Local Plan review.

Scope:

The scope of the review should be widened to include:

- The suitability of Policy EP4 (Town, District, Local and Neighbourhood Centres)
- The creation of a new Supplementary Planning Document (SPD) for the Garstang town centre or a specific allocation to support economic recovery.
- A consideration of how infrastructure funding could be better targeted to support Garstang town centre.
- A review of Policy SP4 (Countryside Areas), specifically the hierarchy imposed under criterion 4. Holiday and residential accommodation should be more positively treated.

5.7 A summary of the representations made and the council's response was published in May 2020. This is available from <https://www.wyre.gov.uk/planning-policy/local-plan-partial-review-2011-2031-1/2>

5.8 In its detailed response to representations, the council clarified that a consideration of allocations (further allocations, de-allocations or no allocations) is within the scope of the partial review and will be undertaken in accordance with Policy LPR1. The council's response also confirmed:

- That the scope of the partial review is set by Policy LPR1;
- The intention to update Wyre's Objectively Assessed Need for housing in accordance with the government's standard method methodology;
- That the partial review will consider matters of conformity with the NPPF19; and
- That issues raised in relation to policies outside of the scope of LPR1 are not to be considered as part of the partial review.

5.9 The council maintains a local plan consultation database which is used to notify interested organisations and individuals of local plan consultation and planning policy matters through a planning policy newsletter (see examples at Appendix 5, 6 and 7). The newsletter can be subscribed to at <https://www.wyre.gov.uk/local-plan/local-plan-2011-2031/3>

6. Publication Draft Public Consultation

Consultation

6.1 The Publication Draft Wyre Local Plan Partial Review (2011-2031) was published on 30 November 2021 for a seven week public consultation ending 5pm 18 January 2022. The council issued a newsletter on the 29 November to the council's local plan consultation database (Appendix 7). This reached 531 recipients (of which 11 were by letter) (Appendix 8). This included the specific consultation bodies, Wyre parish and town councils and general

consultation bodies, as well as those private individuals held on the local plan database. The newsletter included the Statement of Representations Procedure and Availability of Documents (Appendix 9). In addition, the newsletter was sent to each Wyre council ward member.

6.2 The public consultation involved a suite of evidence-base and supporting documents as listed below:

- Publication Draft Wyre Local Plan Partial Review (2011-2031) - Schedule of Revisions to the Wyre Local Plan (2011 – 2031)
- Sustainability Appraisal
- Habitat Regulation Assessment Screening Report
- Equalities and Health Impact Assessment
- Viability Study Addendum
- Implementation of Policy LPR1 Background Paper
- Housing Implementation Strategy (HIS) Partial Review (November 2021)
- Draft Statement of Common Ground and Duty to Cooperate Statement of Compliance
- Draft Statement of Consultation
- A covering letter that includes a schedule of deposit documents provided at the library for the consultation and WBC contact details
- Regulation 19 – Consultation Letter (including Statement of Representation Procedure)
- Guidance Note for Representations
- Copy of the Public Notice
- Wyre Local Plan (2011-2031)
- Statement of Community Involvement (SCI)
- Local Development Scheme (LDS)

6.3 The council placed “on-deposit” for public viewing the above documents in the following locations:

Wyre Council, Civic Centre Reception, Breck Road, Poulton-le-Fylde, FY6
Cleveleys Library, Rossall Road, Thornton-Cleveleys, FY5 1EE
Fleetwood Library, North Albert Street, Fleetwood, FY7 6AJ
Garstang Tourist Information Centre, 1, Cherestanc Square, Rope Walk,
Knott End Library, 26 Lancaster Rd, Knott End on-Sea, FY6 0AU
Poulton-le-Fylde Library, Blackpool Old Road, Poulton-le-Fylde, FY6 7DH
Thornton Library, Victoria Road East, Thornton-Cleveleys, FY5 3SZ

6.4 It is noted that Garstang Library was closed for the period of the consultation and as such the council arranged for the documents to be deposited in the nearby Garstang Tourist Information Centre. A consequence of the temporary closure of Garstang Library was that the mobile library was unable to

accommodate the deposit material. As an alternative the mobile library hosted a notice detailing where the material could be viewed (Appendix 10).

6.5 All of the deposit material was available on the Wyre council web site at <https://www.wyre.gov.uk/planning-policy/local-plan-partial-review-2011-2031-1/3>

6.6 The council also published a public notice in three local newspapers on 1 December 2021 (Appendix 11). The papers were:

- Garstang Courier
- Blackpool Gazette
- Fleetwood Weekly News

6.7 Finally, the council published details of the public consultation on social media channels (Appendix 12).

Consultation Response

6.8 At the Publication Stage representations are invited on specific matters, namely:

1. Whether or not the Plan is legally compliant;
2. Whether or not the Plan meets the requirements of the Duty to Cooperate; and
3. Whether or not the Plan is “sound”, that is:
 - Positively prepared - This means that the Local Plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.
 - Justified - The Local Plan should be the most appropriate strategy when considered against reasonable alternatives, based on proportionate evidence.
 - Effective - The Local Plan should be deliverable over its period and based on effective joint working on cross- boundary strategic priorities.
 - Consistent with national policy - The Local Plan should enable the delivery of sustainable development consistent with the National Planning Policy Framework.

The council also sought representations on the Sustainability Appraisal.

- 6.9 A total of 23 individuals and organisations made submissions within the consultation deadline. There was one additional late response and this was accepted, giving a total of 24 submissions. The council has reviewed these submissions and determined that they constitute 118 separate representations, the vast majority of which were either directly concerned with soundness of related matters.

Main Matters

Legal compliance

- 6.10 There were two representations that referred to the test of legal compliance. In both cases the legal test was considered to have been passed. There were no representations that argued that the Partial Review fails the test of legal compliance.

Duty to Co-operate

- 6.11 One representation – from Fylde Council - addresses the issue of the duty to co-operate (reference 0022/P/013/B2). The representation acknowledged the continuing co-operation with Wyre council and Fylde council do not argue that Wyre council has failed in its duties in relation to the duty to co-operate. However, Fylde Council do ask that the duty to co-operate Statement of Common Ground be updated to reflect the current local plan position in Fylde and in particular seeks clarity on Wyre's housing requirement position and assurance that Fylde Council are no longer required to meet unmet housing need arising in Wyre.

Soundness

- 6.12 Overall, there were 35 responses that directly referenced the test of soundness – of these 33 were comments that the Partial Review is unsound and two comments considered that the Partial Review is sound, one of which was from the Environment Agency.
- 6.13 The Partial Review is particularly focused on matters relating to the housing requirement and related matters (as established by Policy LPR1 of the adopted Local Plan). It is no surprise, then, that matters relating to the housing requirement and the adoption of the standard method of calculating housing need feature strongly.
- 6.14 The following provides a summary of the matters raised in relation to the soundness of the Local Plan Partial Review. Please note that this does not cover every issue raised – please see the council's detailed summary of each representation (Annex 2) for further details.

- 6.15 In some cases both comments on soundness and general comments (see below) referred to matters and policies that are not subject to proposed change. These are included in the summary below.

Housing requirement

- 6.16 The proposal to amend the housing requirement to 296 dwellings per annum for the period 2019 to 2031 based on use of standard method for the period was considered by a number of respondents to be unsound. Comments included:
- The standard method establishes a minimum position that should be regarded as a starting point for defining the appropriate level of local housing need, not the end point.
 - The Inspector's requirement for an early partial review was to ensure the Plan met the full objectively assessed need (OAN) for housing. The Partial Review should not be used as a mechanism to suppress the adopted housing requirement figure.
 - Partial review should be meeting OAN. Additional sites should be allocated as required by LPR1 criterion 3.
 - Housing need is likely to be higher than the housing requirement currently identified.
 - The council should look at a variety of factors and consider whether there are exceptional circumstances when calculating housing need. Cannot just simply use the standard method when calculating the housing need.
 - The circumstances which point to a need for the housing requirement to be higher than the minimum suggested by the standard method should be investigated.
 - There is no justification in the NPPF or PPG for an early plan review based on the adopted housing requirement being higher than the requirement generated by the standard method. Reducing the housing requirement from 460 to 296 is not supported in the NPPF or PPG. Partial review not entitled to review the housing requirement in policy HP1
 - Although a lower housing requirement is proposed there has been no assessment of strategy against national planning policy and guidance and no review of the implications of following such a change in approach.
 - The council has failed to deliver a significant boost to the housing supply required by the national planning policy. The approach does not support the government's levelling-up agenda.
 - The NPPG allows for situations where previous levels of housing delivery in an area or previous recently produced SHMA are significantly greater than the outcome from the standard method. Authorities will need to take this in to account when considering whether it is appropriate to plan for a higher level of need than the standard method.

- The proposed housing requirement is a significant decrease from current adopted Local Plan requirement of 460dpa and below the 433dpa delivered on average over 2016/17-2020/21. The housing requirement should be increased to better reflect this evidence.
- Should not use delivery since 2011 which has been influenced by lack of up to date local plan in a green belt authority, suppressing housing delivery. Average of 349 dwellings built per annum since 2011 is not a representative figure.
- 349 is significantly greater than 296 as it is a 17% increase and implies a higher housing requirement.
- A Partial review within two years of adoption has not provided a true delivery rate based on housing need in the adopted local plan. Should take account of the housing trajectory for sites with consent or committed.
- Since 2015/16, at least 320 homes have been delivered annually in the borough, demonstrating a higher-level of house building is achievable and that there is market demand. Sales and market demand remain at peak levels in Wyre. Reducing annual housing need to 296 dpa when more than this can and must be delivered will exacerbate the housing crisis.
- Additional housing allocations need to be identified to support a higher housing requirement or at least the housing requirement set in the adopted Local Plan.
- Until 296 dpa is adopted through the Partial Review, the figure of 460 must be used for the calculation of the five-year supply, and if there is a shortfall, then unallocated sites must be considered.
- The Local Plan is not currently delivering market and affordable housing needs. Reducing growth will exasperate this problem. Council should review housing strategy and make new allocations.
- Expect council to fully support existing allocations including SA1/14 and encourage them to be brought forward within Plan period.
- A review of existing allocations has found that 608 homes on allocated sites do not appear to be coming forward for residential development or have constraints which cannot be overcome.
- Identified affordable housing need would be a significant proportion of housing requirement. The housing requirement should be increased to allow for market and affordable housing need to be met.
- The affordability adjustment within the standard method calculation for Wyre is insufficient to meet current undersupply and should be increased.
- Reducing the housing requirement to 296 dpa for remaining plan period will lead to reduction in the delivery of affordable homes, contrary to spatial strategy. An affordable housing update is required to understand the local circumstances as to whether the affordability ratio is appropriate.

- Delivery of affordable housing is a key priority for the council. The council is under-delivering against the adopted Local Plan targets. Over plan period, delivered 688 units against need of 1,615.
- Numbers on the housing register, worsening affordability indicators and past affordable housing shortfall, leads to strong case for affordable housing delivery.
- The adopted housing requirement is based on an economic growth scenario. In line with the National Planning Policy Framework at §81 the council should consider whether the standard method outcome would support economic growth.
- Wyre Local Plan Inspector's report at §58-60, emphasised minimum OAN of 457 dpa was considered reasonable not to constrain job growth and reflect market signals. 479 dpa provides flexibility and takes account of forecasting uncertainties and avoid marked fall in the Borough's working age population.
- Consideration has not been given to employment requirements in context of reduced housing requirement. Employment trends and needs have not been taken into consideration.
- Reducing the housing requirement will likely encourage inward community into borough for work opportunities and no longer provide sustainable development.
- The reduction in housing requirement will lead to an imbalance between economic and residential development and does not support strategies such as the Enterprise Zone at Hillhouse. The housing requirement should be increased to allow for an appropriate balance to be struck
- Delivering less homes will lower number of economically active people in the Borough to fill anticipated job growth and exasperate increased job vacancy rates following COVID-19.

LPR1 background paper

- The LPR1 background paper does not provide any new baseline evidence, including an Objectively Assessed Need figure, on housing need. National planning practice states that "housing need is an unconstrained assessment of the number of homes needed in an area". Therefore, the assessment of need should be completely unconstrained and not limited to standard method.
- A full and updated OAN should be prepared. The Partial Review should have updated the Strategic Housing Market Assessment or prepared a new Local Housing Needs Assessment.
- Do not agree that housing delivery since 2011 is not significantly greater than the standard method (LPR1 background paper §3.3). On delivery rates, a higher figure is justified.

- LPR1 background paper has not considered the wider housing context, including need for affordable housing and for first time buyers.
- A number of allocations have no permission and there is no information on delivery of completions for each site. This provides incomplete picture. A number of consents are beyond the standard 3 year time period and there is no information on completions on each site. The housing trajectory could be overestimating likely delivery.

Employment

- The employment land requirement has not been amended to reflect lower housing growth.
- 43 hectares of employment land is too high given the reduction in the housing requirement. The Council should seek to save countryside from development where possible.

Highways and Transport

- Expect council to meet full OAN to be found sound, it will be necessary to consider transport and highway issues to include highway capacity analysis. This would allow understanding of any additional capacity since Local plans adoption and ensure sufficient infrastructure.
- With reference to the Inspector's report §68-73 & 78 that further local and strategic highway network work required to meet full OAN, the partial review has the objective of meeting the OAN within the Plan period. The purpose of partial review is not to prepare an alternative lower housing requirement which is not an OAN i.e. standard method proposed by this Partial Review.

Other

- No exceptional circumstances for the release of land from the green belt. Wyre is planning for too many houses and jobs. There are alternative sites including 49.82 hectares of brownfield land on the brownfield register. The Green Belt designated land is not required for development during the local plan period.

General Comments

- 6.17 The council received 71 general comments that did not specifically reference soundness. Some of these related to the matter of the housing requirement, and many of these echo comments listed above. Comments on housing requirement and supply and other matters include:

- Accept LPR1 background paper §3.2 regarding no circumstances justifying uplift in local housing need figure regarding housing deals, strategic infrastructure improvements or neighbouring planning authority unmet housing need.
- Average housing completions since 2011 is 349dpa, largely due to low completions in the early years. Last five monitoring years, the average completions is 478dpa and higher than adopted Local Plan requirement of 460dpa and significantly more than standard method.
- Disappointed that the adopted local plan housing requirement remains by virtue of the allocations.
- Insufficient site allocations to meet Wyre's emerging housing requirement.
- Additional land at Forton should be allocated for residential development.
- The Council states that only two of its allocations do not have planning permissions in place. However, some allocations have large portions that do not have permissions in place. This does not provide sufficient reasoning to warrant such a significant reduction in the housing requirement. The allocations may not deliver as intended, even those with planning permission. Indeed, they have been slow to deliver to date.
- Restrictive phasing would help promote urban regeneration in advance of countryside loss. The local plan does not promote sustainable development. Brownfield land should be allocated.
- Unclear how Fylde's incorporation of Wyre unmet need of 380 dwellings in Fylde's own partial review is taken into account in Wyre Partial Review and whether or not the 380 dwellings is accounted for in the headroom between Wyre's 9,423 dwellings supply figure and the 7,232 dwellings total requirement (Fylde Council).
- As Wyre has lowered their number by using the standard method, they no longer require Fylde to assist them in meeting their unmet need. This should be acknowledged in the Plan. The implementation of the Wyre Partial Review is a more sustainable option than continuing with the development strategy in the currently adopted Wyre Local Plan 2011-2031 (Fylde Council).
- In policy HP1 the housing requirement of 7,232 is made up from 8 years at 460 and 12 years at 296. Consideration should be given as to whether the most sustainable policy would be to add 152 dwellings to meet the shortfall in 2011-19, rather than for these to be provided for outside the Borough. This would add 13 dpa from 2019-31 i.e. 309 dpa overall requirement (Fylde Council).
- The full need for the period 2011-2019 at paragraph 9.2.1 has not been met by the Wyre Partial Review (Fylde Council).
- Existing local plan requirement too high resulting in a failure of the housing delivery test and development in rural areas and on greenfield land.

- Need a clearer explanation of the relationship between the Objectively Assessed Housing Need and the housing requirement as in the current adopted Wyre Local Plan these mean different things (Fylde Council).
- ‘Supports use of the standard method and a reduced housing requirement to 296 dwellings per annum (dpa), however it is recommended that the Council should reduce further the number of houses focused on rural Wyre and affordability assumptions flawed.
- For the standard method, the Government mandate use of ONS 2014 data which shows higher population growth rate compared to ONS 2016, 2018 and 2020 all show slower growth rates. Leads to higher housing growth rates, job and housing targets. This promotes development of greenfield land including Green Belt in advance of brownfield.
- There should be a greater priority given to brownfield development in Wyre.
- The windfall amount could be higher at 75 dwellings per annum. There is 49.82 hectares of brownfield land recorded on the register. At a development density of 40 dwellings per hectare this equates to 1,992 houses.
- Support the doubling of Wyre's windfall allowance from 2024 as the evidence shows that this is justified (Fylde Council).
- Query why Wyre needs a land supply buffer (paragraph 7.2.6 of the adopted plan proposed to be paragraph 7.2.5) as over performing on completions.
- First Homes’ are not ‘genuinely’ affordable homes in perpetuity, as 80% of market value is still out of reach of most people.
- Policy HP3 in relation to First Homes would benefit from further information within the justification text as to how this will be applied in practice.
- Reducing the boroughs carbon footprint will be impossible, firstly due to the scale of development and increase in traffic volume, and secondly because of the large volume of peat that will need to be removed on some sites.
- Building on greenfield sites will not lead to a net gain in biodiversity.
- Developments that do not support climate and biodiversity goals should be refused. Mitigation and compensation must be adequate and enforceable.
- The local plan could better reflect the move towards 10% Biodiversity Net Gain (Environment Agency).
- The local plan should plan for needs and protect and conserve Wyre’s important natural assets. There is a declared climate emergency, and the area is liable to flooding.
- Climate change should be included within the scope of the Partial Review (Claughton-on-Brock Parish Council).

- Paragraph 5.1.1 should reference the fact that Wyre Council declared a 'Climate emergency' on 11 July 2019.
- Planning Policy should require installation of communal ground source heating systems as part of new developments of three or more houses (Cloughton-on-Brock Parish Council).
- The partial review provides information on the new housing figure, however it does not provide details of the specific planning areas. Detail is required of how the 5,192 dwellings will be allocated on the sites SA1, SA3 and SA4 (Lancashire County Council).
- It is noted that the scope of the partial review has narrowed to exclude some of the changes introduced by the NPPG19.
- Objects to the deletion of 'The Duty to Cooperate' from the contents page because it is a key aspect of local plan making, especially in rural areas where environmental sensitivity and constraints can lead to urban neighbours delivering part of any unmet need
- Disappointed by the Council's view that there should be no review of the highway and transport evidence. Further and dramatic measures need to be considered to disperse and regulate traffic along the A6.
- It is welcomed that there are no alterations proposed to the land in Fleetwood (which currently comprises school playing fields) and that the Local Plan continues to show this land as green infrastructure (Sport England).
- The NHS, council and other partners must work together to forecast the infrastructure and costs required to support the projected growth and development across the borough. Should ensure NHS continues to receive a commensurate share of S106 contributions.
- Policy SP4 text is poorly worded and in order not to promote inappropriate unsustainable development it should be amended. Duplicates NPPF paragraph 80 (d) and therefore query the necessity of this change.
- The plan should not allow building in areas of flood risk.
- The evidence base informing the Independent Economic Review for Lancashire and accompanying Environment Commission work should form part of the underpinning evidence for amending the figures (Lancashire County Council).
- Proposed amendments to HP3 that refers to First Homes and the requirements of the NPPF in relation to affordable homeownership are appropriate. Policy would benefit from further information within the justification text as to how this will be applied in practice.
- Add Policy LPR1 into Appendix A and indicate it is deleted (Fylde Council).

Evidence Base

6.18 The council has produced a background paper “Implementation of Policy LPR1” to support the partial review process and proposed revisions to the adopted Local Plan. A number of comments on soundness referenced the Background Paper and these are summarised above. In addition, Fylde Council has commented:

- That the base date of the standard method (2021) which they deem to be inconsistent with their own partial review and creates a position whereby the housing requirement for the period 2019-21 is not based on a calculation of housing need for that period.
- The document does not address how the identified shortfall in housing need that generated the need for Wyre Partial Review will be addressed. The background paper should acknowledge that Fylde Council has made provision for 380 dwellings in its Partial Review to meet the unmet need in Wyre Local Plan 2011-2031 but should consider whether the shortfall could and should be met instead within Wyre borough, given the headroom supply.
- Paragraph 8.3 does not accurately portray the circumstances by which the Fylde Local Plan Partial Review was conducted and concluded in advance of the Wyre Partial Review.

6.19 The council has produced a Housing Implementation Strategy (HIS) Partial Review. Fylde Council has commented that future updates of this document should reference the fact that Fylde’s own partial review accommodates Wyre’s unmet housing need of 380 dwellings.

Technical Documents

6.20 The Schedule of Revisions to the Wyre Local Plan Partial Review (2011-2031) is supported by a suite of technical documents that provide analysis of the review context and impact. Comments made against each of these documents are detailed below.

Sustainability Appraisal

6.21 There were five comments relating to the Sustainability Appraisal. Comments included:

- Satisfied that the SA has been updated to take account of our previous comments, which includes referencing measurable Biodiversity Net Gain (BNG) (Environment Agency).
- Concur with the conclusions of the Sustainability Appraisal Report (Natural England).

- The Sustainability Appraisal does not make any assessment of the reduction of the housing number as a reasonable alternative and the relative sustainability of lowering the housing number. It will be more sustainable to meet Wyre's housing needs in Wyre, and it is considered that this should have been assessed in the sustainability appraisal (Fylde Council).
- It is normally expected that the SA would mention the Lancashire Historic Environment Record (HER) being a source for information on both designated and non-designated heritage assets (Lancashire County Council).

Habitats Regulations Assessment

6.22 There was one response to the HRA:

- Concur with the conclusions of the HRA (Natural England).

Financial Viability Assessment Review

6.23 There was one response to the FVA which regarded the document as containing fundamental flaws, including:

- That the FVA does not take into account new mandatory national policy requirements relating to energy efficiency and Biodiversity Net Gain;
- That a comprehensive refresh of the LVA that supported the Adopted Wyre Local Plan that addresses methodological concerns (summarised below) should take place given the time elapsed since and economic impact of the pandemic.
- The FVA to support the Partial Review is based on a high-level indexation approach utilising approximate change in build costs and values which is unreliable and is not sufficiently evidenced, including:
 - No up-to-date review of recent s106 agreements to assess whether current s106 regime remains appropriate.
 - Insufficient evidence for site typologies, housing mix and unit size assumptions as used for the 2017 FVA to support the now adopted Wyre Local Plan.
 - Over-reliance on Land Registry data which is unreliable due to COVID-19 impacts on sample sizes.
 - Affordable housing transfer values insufficiently evidenced.
 - Use of BCIS build cost data does not take into account recent inflation.
 - Concerned that the 2017 build cost data was disclosed as part of the 2017 FVA and as such it is unclear that the costs were representative.
 - Abnormal cost assumptions for greenfield sites are not realistic.

- Lack of supporting evidence for benchmark land values.

Equality and Health Impact Assessment

6.24 No comments on the EqHIA were submitted.

7. Duty to Co-operate and Joint Working

Duty to Co-operate (DtC)

7.1 Section 110 of the Localism Act 2011 inserted s33A into Part 2 of the Planning and Compulsory Purchase Act 2004 that introduced a duty on local planning authorities, county councils and other bodies with statutory functions to cooperate with each other on strategic planning matters. Accordingly, the council has worked closely with neighbouring local planning authorities, the county council and key stakeholders when preparing the evidence base and developing the Publication Draft Wyre Local Plan Partial Review (2011-2031) – Wyre Local Plan Schedule of Revisions (2011-2031). The council has prepared a separate statement on compliance with the Duty to Co-operate, including a Statement of Common Ground as required by the National Planning Policy Framework 2021.

Evidence Base – Engagement

7.2 The partial review is, by definition, limited in scope and hence the evidence base necessary to support the review is not as extensive as if a full review were underway. The table below lists key evidence and supporting documents currently informing the partial review. In some cases, documents are at the drafting stage.

Evidence	Key Parties Involved	Comment
Implementation of Policy LPR1 (evidence paper)	Draft circulated to neighbouring authorities, National Highways and Lancashire County Council, including the Highway Authority	Strong agreement on the approach of Wyre council to the partial review.
Implementation of Policy LPR1 (evidence paper)	In September 2021, the council contacted specific stakeholder bodies through a bespoke newsletter seeking views on the emerging evidence paper “Implementation of Policy LPR1”. Appendix 5	Responses were received from the Environment Agency, Historic England and Natural England (see Statement of Compliance).

Evidence	Key Parties Involved	Comment
	contains a copy of the newsletter text.	
Implementation of Policy LPR1 (evidence paper)	In November 2021, the council circulated an updated draft of the evidence paper "Implementation of Policy LPR1" to parish and town councils. .	The council held an in-person presentation of the emerging evidence base to parish and town council representatives held on 8 November 2021 (see above).
Implementation of Policy LPR1 (evidence paper)	In November 2021, the council circulated an updated draft of the evidence paper "Implementation of Policy LPR1" to adjoining parish councils for information and written comment if they so wished.	No responses received at the time of writing.
Housing Implementation Strategy	Developers, landowners and agents	To gain a full understanding of local housing dynamics across the borough and how this, along with any other factors, is impacting either positively or negatively on the housing market, the council carried out a survey of developers, landowners and agents. A total of 76 survey pro-formas were sent relating to 56 individual sites. The council received 45 responses (59%) relating to 35 sites (63%). This information fed directly into the conclusions reached in this HIS.
Habitat Regulation Assessment	Natural England	On-going consultation on Screening Report and emerging partial review. NE confirmed at Publication stage acceptance of the conclusions of the HRA Screening Report.
Sustainability Appraisal (SA)	Natural England Heritage England Environment Agency	Consulted on the SA Scoping Report, April 2021. On-going consultation on the emerging partial review. NE and the EA confirmed at Publication stage acceptance of the conclusions of the SA. There was no response from Heritage England.

8. Further Information

Information about the partial review including publicity and consultation material is available from the council's web site at <https://www.wyre.gov.uk/planning-policy> or by contacting the Planning Policy Team at Wyre Council, Civic Centre, Breck Road, Poulton-le-Fylde, FY6 7PU. (e-mail: planning.policy@wyre.gov.uk).

Appendix 1 - The Town and Country Planning (Local Planning) (England) Regulations 2012 (extract)

Preparation of a local plan

18.—(1) A local planning authority must—

(a) notify each of the bodies or persons specified in paragraph (2) of the subject of a local plan which the local planning authority propose to prepare, and

(b) invite each of them to make representations to the local planning authority about what a local plan with that subject ought to contain.

(2) The bodies or persons referred to in paragraph (1) are—

(a) such of the specific consultation bodies as the local planning authority consider may have an interest in the subject of the proposed local plan;

(b) such of the general consultation bodies as the local planning authority consider appropriate; and

(c) such residents or other persons carrying on business in the local planning authority's area from which the local planning authority consider it appropriate to invite representations.

(3) In preparing the local plan, the local planning authority must take into account any representation made to them in response to invitations under paragraph (1).

19. Before submitting a local plan to the Secretary of State under section 20 of the Act, the local planning authority must—

(a) make a copy of each of the proposed submission documents and a statement of the representations procedure available in accordance with regulation 35, and

(b) ensure that a statement of the representations procedure and a statement of the fact that the proposed submission documents are available for inspection and of the places and times at which they can be inspected, is sent to each of the general consultation bodies and each of the specific consultation bodies invited to make representations under regulation 18(1).

Representations relating to a local plan

20.—(1) Any person may make representations to a local planning authority about a local plan which the local planning authority propose to submit to the Secretary of State.

(2) Any such representations must be received by the local planning authority by the date specified in the statement of the representations procedure.

(3) Nothing in this regulation applies to representations taken to have been made as mentioned in section 24(7) of the Act.

Submission of documents and information to the Secretary of State

22.—(1) The documents prescribed for the purposes of section 20(3) of the Act are—

(a) the sustainability appraisal report;

(b) a submission policies map if the adoption of the local plan would result in changes to the adopted policies map;

(c) a statement setting out—

(i) which bodies and persons the local planning authority invited to make representations under regulation 18,

(ii) how those bodies and persons were invited to make representations under regulation 18,

(iii) a summary of the main issues raised by the representations made pursuant to regulation 18,

(iv) how any representations made pursuant to regulation 18 have been taken into account;

(v) if representations were made pursuant to regulation 20, the number of representations made and a summary of the main issues raised in those representations; and

(vi) if no representations were made in regulation 20, that no such representations were

made;

(d) copies of any representations made in accordance with regulation 20; and

(e) such supporting documents as in the opinion of the local planning authority are relevant to the preparation of the local plan.

(2) Notwithstanding regulation 3(1), each of the documents referred to in paragraph (1) must be sent in paper form and a copy sent electronically.

(3) As soon as reasonably practicable after a local planning authority submit a local plan to the Secretary of State they must—

(a) make available in accordance with regulation 35—

23. Before the person appointed to carry out the independent examination under section 20 of the Act makes a recommendation under section 20(7), (7A) or (7C)(1) of the Act the person must consider any representations made in accordance with regulation 20.

(i) a copy of the local plan;

(ii) a copy of each of the documents referred to in paragraph (1)(a), (b) and (c);

(iii) any of the documents referred to in paragraph (1)(d) or (e) which it is practicable to so make available, and

(iv) a statement of the fact that the documents referred to in sub-paragraphs (i) to (iii) are available for inspection and of the places and times at which they can be inspected;

(b) send to each of the general consultation bodies and each of the specific consultation bodies which were invited to make representations under regulation 18(1), notification that the documents referred to in paragraphs (a)(i) to (iii) are available for inspection and of the places and times at which they can be inspected; and

(c) give notice to those persons who requested to be notified of the submission of the local plan to the Secretary of State that it has been so submitted.

**Appendix 2 – Statement of Community Involvement Consultation,
April 2021**

- 1. Newsletter (extract)**
- 2. Web Page**

Planning Policy Newsletter

April 2021 Edition.

Dear Consultee,

Statement of Community Involvement (SCI) Public Consultation

The council is required to prepare and update a Statement of Community Involvement (SCI). The SCI sets out how the council will engage with local people and organisations in the planning process through the preparation of planning policy documents such as the Local Plan and during the consideration of planning applications. The SCI is a public statement and sets the minimum standards we aim to achieve in this process.

The current SCI was adopted by the council in 2010. To reflect changes to planning legislation and best practice, a revised draft SCI has been prepared and will be subject to a **4 week public consultation between 29th April and 5pm on Friday 28th May 2021.**

The [revised draft SCI is available to view online.](#)

Consultation comments on the revised draft SCI can be submitted to the council via:

Email: planning.policy@wyre.gov.uk

In writing: Planning Policy, Wyre Council, Civic Centre, Breck Road, Poulton-le-Fylde, FY6 7PU

Consultation comments received during the consultation will be considered by the council, and where relevant, will be used to update and finalise the SCI before it is adopted by the council. Consultation comments received after 5pm on 28th May 2021 will not be considered.

Statement of Community Involvement (SCI)

The Statement of Community Involvement (SCI) sets out how the council will engage with local people and organisations in the planning process through the preparation of planning policy documents such as the Local Plan and during the consideration planning applications. The SCI is a public statement and sets the minimum standards we aim to achieve in this process.

The current SCI was adopted by the Council on 21st January 2010.

To reflect changes to planning legislation and best practice, a revised draft SCI has been prepared and will be subject to a 4 week public consultation between **29th April and 5pm on Friday 28th May 2021**.

Consultation comments on the revised draft SCI can be submitted to the council via:

- Email: planning.policy@wyre.gov.uk
- In writing: Planning Policy, Wyre Council, Civic Centre, Breck Road, Poulton-le-Fylde, FY6 7PU

Consultation comments received during the consultation will be considered by the council, and where relevant, will be used to update and finalise the SCI before it is adopted by the council.

Consultation comments received after 5pm on 28th May 2021 will not be considered.

For further information on this document, please contact the council via email: planning.policy@wyre.gov.uk or call: 01253 891000

Appendix 3 – Regulation 18 (Scoping) Consultation Letter

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 for library locations and opening times.

Comments should be made in writing either by email to 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 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 .

Yours faithfully,

Steve Smith

Planning Policy Manager.

Appendix 4 - Regulation 18 (Scoping) Schedule of Consultees (Organisations)

Associated British Ports
Avison Young
Barnacre with Bonds Parish Council Planning Ambassador
Barnacre with Bonds Parish Council
Barratt Homes
Barrow Borough Council
Barton Grange
Barton Parish Council
Barton Willmore
Baxter Group Limited
Bell Ingram
Bellway Homes Ltd
Bilsborrow Post Office
Blackpool Council
Blackpool Transport
Bleasdale Parish Council
Bowland Forest (Higher) Parish Council
Breck Primary School
Broadgrove Planning and Development Ltd
BT
Burlingham Park Ltd
Cabus Parish Council
Cadent Gas Limited
Cardinal Allen Catholic High School
Carleton St. Hilda's Church of England Primary School
Carr Head Primary School
Cass Associates Ltd
Central Lancashire Friends of the Earth
Chipping Parish Council
CLA
Claughton-on-Brock Parish Council
Cockerham Parish Council
Countryside Properties
De Pol Associates
DfE
EE
Electricity NW
Ellel Parish Council
Elswick Parish Council
Emery Planning
Environment Agency
Fleetwood Civic Society
Fleetwood Town Council
Forest of Bowland Area of Outstanding Natural Beauty Partnership
Forton Parish Council
Forton Women's Institute
Fox Planning Consultancy

Frank Harrington Associates
Frost Planning Ltd
Fylde Council
Garstang ramblers
Garstang Town Council
Graham Anthony Associates
Great Eccleston & District Agricultural Society
Great Eccleston Parish Council
Greater Preston CCG
Hambleton Parish Council
Head of Enterprise Zones (Blackpool Council)
Health and Safety Executive
Highways England (as was)
Historic England
Hollins Strategic Land
Holliss Vincent
Home Builders Federation (HBF)
Homes England
Ingle's Dawndew Salad Ltd
Inskip-with-Sowerby Parish Council
Jennifer Lampert Associates Ltd
JWPC Ltd
Kirkland Parish Council
Lancashire County Council Planning Group
Lancashire Association of Parish & Town Councils Wyre Area Committee
Lancashire Constabulary
Lancashire County Council
Lancashire County Council Highways
Lancashire County Council, Public Health
Lancashire Enterprise Partnership Ltd
Lancashire Fire & Rescue Service
Lancashire Mind
Lancashire North CCG
Lancashire Wildlife Trust
Lancaster City Council
Lead Local Flood Authority
Lichfields
Little Eccleston with Larbreck Parish Council
M.O.D.
Marine Management Organisation
Marrons Planning
Maybern Planning and Development
Member of Parliament for Blackpool North and Cleveleys
Member of Parliament for Wyre and Preston North
Morris Homes
Mosaic Town Planning
My Neighbourhood Plan
Myerscough and Bilsborrow Parish Council
Myerscough College
N Vision Blackpool, Fylde and Wyre Society for the Blind

Nateby Parish Council
National Grid
NATS
Natural England
Nether Wyresdale Parish Council
Nateby Parish Council
Network Rail
Nexus Planning
NFU North West
North & Western Lancashire Chamber Of Commerce
Northern Edge Limited
Northern Trust
NPL Group
Office of Rail and Road
Office of the Police and Crime Commissioner
Open Reach
Out Rawcliffe Parish Council
Over Wyresdale Parish Council
Overton Parish Council
Persimmon Homes Lancashire
Peter Brett Associates
Catterall Parish Council
Kirkland Parish Council
Pilling Parish Council
Plainview Planning
Poulton-le-Fylde Historical & Civic Society
Preesall Town Council
Preston City Council
Property Capital plc
PWA Planning
R & D Gregory
RC Church
Redrow Homes Ltd
Regenda Group
Ribble Valley Borough Council
Richard Turner & Son
Rossall School
Rowland Homes
Royal Society for the Protection of Birds (RSPB)
Savills (UK) Ltd
Scorton Residents Association
Sedgewick Associates
Shepherd Planning
Singleton Estates Ltd
Singleton Parish Council
Smith & Love Planning Consultants
Sport England
SSA Planning Limited
St Mary's Catholic Primary School Great Eccleston
St Wulstan and Edmund, Fleetwood, Lancashire

Staining Parish Council
Stalmine-with-Staynall Parish Council
Stalmine-with-Staynall Residents' Association
Steven Abbott Associates
Story Homes
Superdrott Plant Hire
Tetlow King Planning Ltd
The Coal Authority
The Gardens Trust
The Strategic Land Group Ltd
Theatres Trust
Thornton Action Group
Three
Thurnham with Glasson Parish Council
Treales Roseacre & Wharles Parish Council
Turley
United Utilities
Upper Rawcliffe with Tarnacre Parish Council
Vinnolit Hillhouse Limited
Wainhomes (North West) Limited
Walton & Co (Planning Lawyers) Limited
Winmarleigh Parish Council
Woodland Trust
Woodplumpton Parish Council
WYG
Wyre Labour Group
YMCA Fylde Coast

Appendix 5 – Newsletter, September 2021

Planning Policy Newsletter

September 2021 Edition.

Dear Consultee,

Wyre council is currently undertaking a partial review of its adopted Local Plan 2011-2031 as required by Local Plan Policy LPR1. Last year we published a consultation on the scope of the review, which focused particularly on the borough's housing need and any associated transport and highway matters. The council has published a [summary of the responses](#) received to the scoping exercise.

It is intended to consult on the outcome of the partial review in the form of proposed changes to the adopted Local Plan in November this year. However, before this takes place, the council wish to ensure that key stakeholders have an opportunity to comment on the emerging evidence that underpins the review. This evidence is in the form of a paper entitled "[Implementation of LPR1](#)", a draft of which is attached to this newsletter. Please note that this document remains work in progress and as such it should be treated as confidential. This is an informal consultation with key stakeholders and not a formal part of the review process. You will have a formal opportunity to response to the council's proposed changes to the adopted Local Plan later this year.

To inform our work we would be happy to receive your comments on this draft paper, with a deadline of 12 noon Friday 1 October. Comments should be sent to planning.policy@wyre.gov.uk. This e-mail address can also be used if you have any queries about the attached draft document and the review process.

Please note that due to current working arrangements, officer availability to take calls is limited, email contact is therefore preferred at planning.policy@wyre.gov.uk

Kind Regards,
Planning Policy and Economic Development
Wyre Council
15 September 2021

Appendix 6 – Newsletter, November 2021

Planning Policy Newsletter

November 2021 Edition.

Dear Consultee,

Statement of Community Involvement (SCI)

The Statement of Community Involvement (SCI) sets out how the council will engage with local people and organisations in the planning process through the preparation of planning policy documents such as the Local Plan and during the consideration of planning applications. The SCI is a public statement and sets the minimum standards we aim to achieve in this process.

The SCI was adopted by the council in August 2021.

Further information can be [seen here](#).

Local Development Scheme (LDS)

The LDS sets out the main local planning documents the Council will produce, including details about content and purpose and the timescales for preparation. This 2021 LDS is an updated position on the timetable and supersedes the 2020 version, setting out the timescales for the preparation of a revision to the Local Plan.

The LDS was adopted by the council in November 2021.

Further information can be [seen here](#).

Housing Implementation Strategy (HIS)

The council has produced a Housing Implementation Strategy (HIS) 2021. This HIS sets out the council's position on housing land supply in accordance with the requirements of the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (PPG) and supports the Wyre Local Plan 2011-2031 (WLP31).

This HIS has a base date of 1 April 2021, it takes account of all available information up to and including 31 March 2021.

The council's HIS demonstrates a deliverable housing land supply position of 6.4 years.

The HIS was adopted by the council in October 2021.

Further information can be [seen here](#).

Holiday Accommodation (EP9) – Advice for applicants

The Wyre Local Plan 2011 – 2031 (WLP31) contains Policy EP9 Holiday Accommodation, which sets out under what circumstances development of holiday accommodation will be permitted.

The document provides guidance to support the reading and understanding of Policy EP9, it will assist applicants needing to satisfy the requirements of the policy. It provides information on how the council approaches the application or implementation of Policy EP9.

The EP9 advice for applicants was adopted by the council in October 2021.

Further information can be [seen here](#).

Should you require further information, please contact us via planning.policy@wyre.gov.uk

Kind Regards,

Planning Policy and Economic Development

Wyre Council

5 November 2021

Appendix 7 – Publication Draft Newsletter, November 2021

Planning Policy Newsletter

November 2021 - Publication Draft Wyre Local Plan Partial Review (2011-2031) Public Consultation November 2021

Dear Consultee,

Publication Draft Wyre Local Plan Partial Review (2011-2031)

The council is in the process of undertaking a partial review of the adopted Wyre Local Plan 2011-2031. The review has entered a key stage of the plan preparation process whereby the council is [inviting representations on the Publication Draft Wyre Local Plan Partial Review \(2011-2031\) - Schedule of Revisions to the Wyre Local Plan \(2011 – 2031\) \(the Schedule of Revisions\) and the accompanying Sustainability Appraisal.](#)

Representations are invited over a seven-week period from **30 November 2021 to 5.00pm 18 January 2022**. In accordance with the National Planning Policy Framework, the consultation seeks the views of the local community and stakeholders on:

- **Legal compliance** – has the council complied with all the relevant legislation and regulations, including the Duty to Cooperate, in preparing the reviewed plan?
- **Whether the reviewed plan is “sound”** – is it positively prepared, justified, effective and consistent with national planning policy?

The [Statement of Representations Procedure](#) included with this letter provides more details about the consultation. Once the council has received and considered the responses we will submit the Wyre Local Plan Partial Review (2011-2031) Schedule of Revisions and accompanying Sustainability Appraisal for public examination. Copies of the responses will be sent to the examining Planning Inspector. If you have received this letter but no longer wish to be contacted about the Local Plan please contact the Planning Policy team.

Should you require further information, please contact us
via planning.policy@wyre.gov.uk

Kind Regards,
Planning Policy and Economic Development
Wyre Council
29 November 2021

Appendix 8 - Regulation 19 (Publication) Schedule of Consultees (Organisations)

Ainscough Strategic Land
Anwyl Homes
Anwyl Homes Lancashire Ltd
Associated British Ports (ABP)
Avison Young
Barnacre - Planning Ambassador
Barnacre with Bonds Parish Council
Barratt Homes
Barrow Borough Council
Barton Grange
Barton parish council
Barton Willmore
Bell Ingram
Bellway Homes Ltd
Bilsborrow Post Office & Village Stores
Blackpool Council
Blackpool Transport
Bleasdale Parish Council
Bowland Forest (Higher) Parish Council
Breck Primary School
Broadgrove Planning and Development Ltd
BT
Burlingham Park Ltd
Cabus Parish Council
Cadent Gas
Canal & River Trust
Cardinal Allen Catholic High School
Carleton St. Hilda's Church of England Primary School
Carr Head Primary School
Cass Associates Ltd
Catterall Parish Council
Central Lancashire Friends of the Earth
Chipping Parish Council
Civil Aviation Authority
CLA
Claughton-on-Brock Parish Council
Concert Living
Cockerham Parish Council
CPRE Lancashire
Dawndew Salad
De Pol Associates
Department for Levelling Up, Housing and Communities (DLUHC)
DfE

Dickie & Moore Homes Ltd
EE
Electricity NW
Ellel Parish Council
Elswick Parish Council
Emery Planning
Environment Agency
Fleetwood Civic Society
Fleetwood Town Council
Forest of Bowland Area of Outstanding Natural Beauty Partnership
Forton Parish Council
Forton Women's Institute
Fox Planning Consultancy
Frank Harrington Associates
Frost Planning Ltd
Fylde and Wyre CCG
Fylde Council
Garstang ramblers
Garstang Town Council
Gm Ecology Unit
Goosnargh Parish Council
Graham Anthony Associates
Great Eccleston & District Agricultural Society
Great Eccleston Parish Council
Greater Preston CCG
Hambleton Parish Council
Head of Enterprise Zones (Blackpool Council)
Health and Safety Executive
Heaton Planning
National Highways
Hillhouse Enterprise Zone
Hollins Strategic Land
HollissVincent
Home Builders Federation (HBF)
Homes England
Ingle's Dawndew Salad Ltd
Inskip-with-sowerby parish council
Jennifer Lampert Associates Ltd
Jigsaw Homes Group
Jones Homes (Lancashire) Ltd
JWPC Ltd
Kirkland Parish Council
Lancashire County Council Planning Group
Lancashire Association Of Parish & Town Councils Wyre Area Committee
Lancashire Constabulary
Lancashire County Council

Lancashire County Council - Lead Local Flood Authority (LLFA)
Lancashire County Council Highways
Lancashire County Council, Public Health
Lancashire Enterprise Partnership Ltd
Lancashire Fire & Rescue Service
Lancashire LNP
Lancashire Mind
Lancashire Public Health
Lancashire Wildlife Trust
Lancaster City Council
Lichfields
Little Eccleston with Larbreck Parish Council
M.O.D.
Marine Management Organisation
Marrons Planning
Maybern Planning and Development
Member of Parliament for Blackpool North and Cleveleys
Member of Parliament for Wyre and Preston North
Mosaic Town Planning
MPSL planning and design
My Neighbourhood Plan
Myerscough and Bilsborrow Parish Council
Myerscough College
N Vision. Blackpool, Fylde and Wyre Society for the Blind
Nateby parish council
National Grid
NATS
Natural England
Nether Wyresdale Parish Council
Nateby Parish Council
Network Rail
Nexus Planning
NFU North West
NHS England
NHS Property Services Ltd
North & Western Lancashire Chamber of Commerce
North Lancashire NHS
Northern Edge Limited
Northern Trust
NPL Group
Office of Rail and Road
Office of the Police and Crime Commissioner
Open Reach
Out Rawcliffe Parish Council
Over Wyresdale Parish Council
Overton Parish Council

Persimmon Homes Lancashire
Peter Brett Associates
Pilling Parish Council
Plainview Planning
Poulton-le-Fylde Historical & Civic Society
Preesall Town Council
Preston City Council
Property Capital plc
PWA Planning
R & D Gregory
RC Church
Redrow Homes Ltd
Residential Parks Ltd
Ribble Valley Borough Council
Richard Turner & Son
Rossall School
Rowland Homes
Royal Society for the Protection of Birds (RSPB)
Savills (UK) Ltd
Scorton Residents Association
Sedgewick Associates
Shard Developments Ltd
Shepherd Planning
Singleton Estates Ltd
Singleton Parish Council
Smith & Love Planning Consultants
Sport England
SSA Planning Limited
St Mary's Catholic Primary School Great Eccleston
St Wulstan and Edmund, Fleetwood, Lancashire
Staining Parish Council
Stalmine-with-Staynall Parish Council
Stalmine-with-Staynall Residents' Association
Steven Abbott Associates
Story Homes
Superdrott Plant Hire
Taylor Wimpey
Tetlow King Planning Ltd
The Coal Authority
The Gardens Trust
The Planning Bureau
The Strategic Land Group Ltd
Theatres Trust
Thornton Action Group
Thornton Flood Action Group
Thurnham with Glasson Parish Council

Treales Roseacre & Wharles Parish Council
United Utilities
Upper Rawcliffe with Tarnacre Parish Council
V & E J, Chadwick & Son's
W Robinson and Son (Seeds and Plants) Ltd
Wainhomes (North West) Limited
Walton & Co (Planning Lawyers) Limited
Winmarleigh Parish Council
Woodland Trust
Woodplumpton Parish Council
WYG
Wyre Labour Group
YMCA Fylde Coast

Appendix 9 - Statement of Representations Procedure and Availability of Documents, November 2021 (Publication)

Wyre Borough Council

Publication Draft Wyre Local Plan Partial Review (2011-2031)

Statement of Representations Procedure and Availability of Documents

Planning and Compulsory Purchase Act 2004 and Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012

Wyre Borough Council is publishing its Publication Draft Wyre Local Plan Partial Review (2011-2031) - Schedule of Revisions to the Wyre Local Plan (2011–2031) (the Schedule of Revisions) prior to its submission to the Government for independent examination. The adopted Local Plan is the council's principal planning document which sets the framework to guide the future development of the borough to 2031. A partial review of the Local Plan has been undertaken principally to consider the matter of housing need. The Schedule of Revisions is accompanied by a Sustainability Appraisal.

The consultation on the Schedule of Revisions and Sustainability Appraisal runs for a period of seven weeks from **30 November 2021 to 5.00pm 18 January 2022**.

The Schedule of Revisions and Sustainability Appraisal and all supporting documents can be downloaded from the council's website at

<https://www.wyre.gov.uk/planning-policy/local-plan-partial-review-2011-2031-1> A paper copy of the Schedule of Revisions, Sustainability Appraisal and supporting documents can be inspected at the following locations:

Wyre Council, Civic Centre Reception, Breck Road, Poulton-le-Fylde, FY6 7PU
Cleveleys Library, Rossall Road, Thornton-Cleveleys, FY5 1EE
Fleetwood Library, North Albert Street, Fleetwood, FY7 6AJ
Garstang Tourist Information Centre, 1, Cherestanc Square, Rope Walk, Garstang,
Knott End Library, 26 Lancaster Rd, Knott End on-Sea, FY6 0AU
Poulton-le-Fylde Library, Blackpool Old Road, Poulton-le-Fylde, FY6 7DH
Thornton Library, Victoria Road East, Thornton-Cleveleys, FY5 3SZ

Please note that due to the on-going impact of the COVID-19 pandemic opening times and terms of operation may vary or change. For up-to-date library information please contact 0300 123 6703 or access the Lancashire County Council web site at <https://www.lancashire.gov.uk/libraries-and-archives/libraries/> For Garstang TIC opening times please see <http://www.discoverwyre.co.uk/visitor-information> or call 01995 602125. For up-to-date information regarding Wyre council Reception please contact 01253 891000 or access the Wyre council web site at <https://www.wyre.gov.uk/>

Representations must be made **within** the consultation period and relate to the Schedule of Revisions and accompanying Sustainability Appraisal. A guidance note explaining how to make your representations is available from the above locations, the council's web site (see link above) and the planning policy team. Completed representations can be submitted by

e-mail to planning.policy@wyre.gov.uk

Post to Planning Policy Team, Wyre council, Breck Road, Poulton-le-Fylde, FY6 7PU

Representations can also be posted by hand into a ballot box held at the Civic Centre Reception.

As part of your representation you can request to be notified at an address/email address of key stages of the local plan process which will include, i. The submission of the Wyre Local Plan Partial Review (2011-2031) for independent examination; ii. Publication of the recommendations of any person appointed to carry out an independent examination of the Wyre Local Plan Partial Review (2011-2031); iii. The adoption of the Wyre Local Plan Partial Review (2011-2031). We will only be able to contact those subscribed to our local plan consultation database – please subscribe at <https://www.wyre.gov.uk/local-plan/local-plan-2011-2031/3>



PUBLICATION DRAFT WYRE
LOCAL PLAN PARTIAL REVIEW
(2011-2031)

PUBLIC CONSULTATION
30 NOVEMBER 2021
TO
18 JANUARY 2022 (5pm)

If you wish to view the proposed revisions to the Local Plan and view the supporting documents please visit -

<https://www.wyre.gov.uk/planning-policy/local-plan-partial-review-2011-2031-1>

The documents are also available to view at:

- Wyre Council Civic Centre Reception
- Cleveleys Library
- Fleetwood Library
- Garstang Tourist Information Centre
- Knott-End Library
- Poulton-le-Fylde Library
- Thornton Library

Appendix 11 – Public Notice (Publication)

Blackpool Gazette

Published 01.12.21

PLANNING NOTICES

Wyre Council	
Planning and Compulsory Purchase Act 2004	
The Town and Country Planning (Local Planning) (England) Regulations 2012	
Notice of publication of a local plan (Regulation 19)	
<p>Wyre council is publishing for public consultation the Publication Draft Wyre Local Plan Partial Review (2011-2031) - Schedule of Revisions to the Wyre Local Plan (2011 - 2031) (the Schedule of Revisions). The Local Plan is the council's principal planning document that sets the framework to guide the future development of the borough to 2031.</p> <p>Wyre council is inviting members of the public and stakeholders to make representations on the Schedule of Revisions and accompanying Sustainability Appraisal for a seven week period from 30 November 2021 to 18 January 2022. The Schedule of Revisions, Sustainability Appraisal and supporting documents can be viewed and downloaded from the council's web site at https://www.wyre.gov.uk/local-plan/local-plan-2011-2031/</p> <p>A paper copy of the Schedule of Revisions, Sustainability Appraisal and supporting documents can be inspected at the following locations:</p>	
Location	
	Wyre Borough Council, Civic Centre Reception, Breck Road, Poulton-le-Fyde, FY6 7PU
	Cleveleys Library, Rossall Road, Thornton-Cleveleys, FY5 1EE
	Fleetwood Library, North Albert Street, Fleetwood, Lancashire, FY7 6AJ
	Garstang Tourist Information Centre, Unit 1 Cherestance Square, Off Park Hill Road, Garstang, PR3 1EF
	Knott End Library, Lancaster Road, Knott End, Lancashire, FY6 0AU
	Poulton Library Blackpool Old Road, Poulton-le-Fyde, Lancashire, FY6 7DH
	Thornton Library, Victoria Road East, Thornton-Cleveleys, FY5 3SZ
<p>Please note that due to the on-going impact of the COVID-19 pandemic opening times and terms of operation may vary or change. For up-to-date library information please contact 0300 123 6703 or access the Lancashire County Council web site at https://www.lancashire.gov.uk/libraries-and-archives/libraries/ For Garstang TIC opening times please see http://www.discoverwyre.co.uk/visitor-information/ or call 01995 602125. For up-to-date information regarding Wyre council Reception please contact 01253 891000 or access the Wyre council web site at https://www.wyre.gov.uk/</p> <p>Representations can be submitted to the Planning Policy Team by:</p> <p>E-mail - planning.policy@wyre.gov.uk</p> <p>Post - Wyre Council, Civic Centre Reception, Breck Road, Poulton-le-Fyde, FY6 7PU</p> <p>Representations can also be posted by hand into a ballot box held at the Civic Centre Reception.</p> <p>Representations can only be made within the consultation period and must be received by 5.00pm 18 January 2022. Late representations will not be accepted.</p> <p>Representations on the Schedule of Revisions should focus on whether or not the proposed revisions are "sound" (positively prepared, justified, effective and consistent with national policy) and whether legal requirements and the Duty to Cooperate have been met.</p> <p>Queries should be addressed to the Planning Policy Team at planning.policy@wyre.gov.uk or call 01253 887321/887235.</p> <p>D Thow, Head of Planning Services Date: November 2021</p>	

Garstang Courier

Published 01.12.21

Wyre Council
Planning and Compulsory Purchase Act 2004
The Town and Country Planning (Local Planning) (England) Regulations 2012
Notice of publication of a local plan (Regulation 19)

Wyre council is publishing for public consultation the Publication Draft Wyre Local Plan Partial Review (2011-2031) - Schedule of Revisions to the Wyre Local Plan (2011 – 2031) (the Schedule of Revisions). The Local Plan is the council's principal planning document that sets the framework to guide the future development of the borough to 2031.

Wyre council is inviting members of the public and stakeholders to make representations on the Schedule of Revisions and accompanying Sustainability Appraisal for a seven week period from 30 November 2021 to 18 January 2022. The Schedule of Revisions, Sustainability Appraisal and supporting documents can be viewed and downloaded from the council's web site at <https://www.wyre.gov.uk/local-plan/local-plan-2011-2031/3>

A paper copy of the Schedule of Revisions, Sustainability Appraisal and supporting documents can be inspected at the following locations:

Location
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Representations can be submitted to the Planning Policy Team by:
E-mail - planning.policy@wyre.gov.uk

Post - Wyre Council, Civic Centre Reception, Breck Road, Poulton-le-Fylde, FY6 7PU
 Representations can also be posted by hand into a ballot box held at the Civic Centre Reception.

Representations can only be made within the consultation period and must be received by 5.00pm 18 January 2022. Late representations will not be accepted.

Representations on the Schedule of Revisions should focus on whether or not the proposed revisions are "sound" (positively prepared, justified, effective and consistent with national policy) and whether legal requirements and the Duty to Cooperate have been met.

Queries should be addressed to the Planning Policy Team at planning.policy@wyre.gov.uk or call 01253 887321/887235.

D Thon, Head of Planning Services **Date: November 2021**

Fleetwood Weekly News

Published 01.12.21

PLANNING NOTICES

Wyre Council

Planning and Compulsory Purchase Act 2004
The Town and Country Planning (Local Planning) (England) Regulations 2012
Notice of publication of a local plan (Regulation 19)

Wyre council is publishing for public consultation the Publication Draft Wyre Local Plan Partial Review (2011-2031) - Schedule of Revisions to the Wyre Local Plan (2011 - 2031) (the Schedule of Revisions). The Local Plan is the council's principal planning document that sets the framework to guide the future development of the borough to 2031.

Wyre council is inviting members of the public and stakeholders to make representations on the Schedule of Revisions and accompanying Sustainability Appraisal for a seven week period from 30 November 2021 to 18 January 2022. The Schedule of Revisions, Sustainability Appraisal and supporting documents can be viewed and downloaded from the council's web site at <https://www.wyre.gov.uk/local-plan/local-plan-2011-2031/3>

A paper copy of the Schedule of Revisions, Sustainability Appraisal and supporting documents can be inspected at the following locations:

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Fleetwood Library, North Albert Street, Fleetwood, Lancashire, FY7 6AJ
Garstang Tourist Information Centre, Unit 1 Cherestone Square, Off Park Hill Road, Garstang, PR3 1EF
Knott End Library, Lancaster Road, Knott End, Lancashire, FY6 9AU
Poulton Library Blackpool Old Road, Poulton-le-Fyld, Lancashire, FY6 7DH
Thornton Library, Victoria Road East, Thornton-Cleveleys, FY5 1SZ

Please note that due to the on-going impact of the COVID-19 pandemic opening times and terms of operation may vary or change. For up-to-date library information please contact 0300 123 6703 or access the Lancashire County Council web site at <https://www.lancashire.gov.uk/libraries-and-archives/libraries/> For Garstang TIC opening times please see <http://www.discoverwyre.co.uk/visitor-information> or call 01995 602125. For up-to-date information regarding Wyre council Reception please contact 01253 891000 or access the Wyre council web site at <https://www.wyre.gov.uk/>

Representations can be submitted to the Planning Policy Team by:
E-mail - planning.policy@wyre.gov.uk
Post - Wyre Council, Civic Centre Reception, Breck Road, Poulton-le-Fyld, FY6 7PU
 Representations can also be posted by hand into a ballot box held at the Civic Centre Reception.
Representations can only be made within the consultation period and must be received by 5.00pm 18 January 2022. Late representations will not be accepted.
 Representations on the Schedule of Revisions should focus on whether or not the proposed revisions are "sound" (positively prepared, justified, effective and consistent with national policy) and whether legal requirements and the Duty to Cooperate have been met.
 Queries should be addressed to the Planning Policy Team at planning.policy@wyre.gov.uk or call 01253 887321/887235.
D Thow, Head of Planning Services **Date: November 2021**

Appendix 12 – Social Media and Wyre Council News (Publication)

Public notice promoting the publication version of the local plan partial review.

Wyre Council
29 November 2021 · 🌐

🔔 The council is in the process of undertaking a partial review of the adopted Wyre Local Plan 2011-2031.

The review has entered a key stage of the plan preparation process whereby the council is inviting representations on the Publication Draft Wyre Local Plan Partial Review (2011-2031) - Schedule of Revisions to the Wyre Local Plan (2011 – 2031) (the Schedule of Revisions) and the accompanying Sustainability Appraisal.

Representations are invited over a seven-week period from 30 November 2021 to 5.00pm 18 January 2022

Find out more 🖱️ <https://bit.ly/3xN9og9>

WYRE.GOV.UK
Local plan partial review (2011-2031) – Wyre Council
Local Plan Partial Review (2011-2031)

5 shares

👍 Like 💬 Comment ➦ Share

[Home](#) / [Latest news](#) / [Review of the Local Plan](#)

Review of the Local Plan

The council is in the process of undertaking a partial review of the adopted Wyre Local Plan 2011-2031.

The review has entered a key stage of the plan preparation process whereby the council is inviting representations on the Publication Draft Wyre Local Plan Partial Review (2011-2031) - Schedule of Revisions to the Wyre Local Plan (2011 – 2031) (the Schedule of Revisions) and the accompanying Sustainability Appraisal.

Representations are invited over a seven-week period from 30 November 2021 to 5.00pm 18 January 2022

[Visit our website to find out more.](#) 

Published: 29th November 2021



Statement of Consultation

Annex 1- Regulation 18 (Scoping) Consultation Responses

Submission Draft Wyre Local Plan Partial Review (2011-2031) April 2022



Wyre Council

Partial Review of the Wyre Local Plan 2011-2031

Summary of Responses to the Regulation 18 Consultation, Scope of the Partial Review and Next Steps

May 2020

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 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@WYRE.GOV.UK) or by post to Planning Policy, Civic Centre, Breck Rd 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

DRAFT

Ref #	Consultee	Method	Date/Time Response Received	Summary of Key text from representation	Summary of Changes sought	Summary of Council Response
1	Louisa Fielden (Avison Young) On behalf of Duchy Homes	Email	14.04.2020 11:06	<p>Duchy Homes object to the removal of the consideration of allocations from the scope of the partial review which is in clear contradiction to the policy that the inspector required for the Plan to be deemed sound.</p> <p>Undertaking an update of Objectively Assess Needs is vital to ensure needs are fully met over the plan period. Should Objectively Assessed Needs identified be higher than that met by the allocations in the adopted Local Plan, then allocations will logically therefore need to be reviewed. Removing the review of allocation from the scope of the review at this stage (i.e. before the updated OAN is known) is unjustified, and pre-judges the outcome of the update to the OAN.</p>	<p>There is a need for the Council to review and consider further/additional site allocations within the Local Plan, dependent on the review of Objectively Assessed Needs and the progress of developments on allocated sites. A review of allocations should be part of the scope for the partial review as required by Policy LPR1 of the Local Plan and NPPG.</p> <p>It is requested that Land at Calder House Lane is included as an allocation...the site represents a logical and sustainable extension to Bowgreave and is suitable, available and achievable site for housing development.</p>	<p>The wording of the consultation letter could be ambiguous. For the avoidance of doubt a consideration of allocations (further allocations, de-allocations or no allocations) is within the scope of this partial review of the WLP31 and will be undertaken in accordance with Policy LPR1 Wyre Local Plan Review.</p> <p>Policy LPR1 Wyre Local Plan Review sets out a 3 step approach to the partial review with any consideration of allocations the final of 3 steps.</p>
2	Matt Verlander (Avison Young) On behalf of National Grid	Email	14.04.2020 14:37	<p>Provided details and locations of National Grid gas and electric transmission assets in the borough of Wyre.</p> <p>To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect their assets. Please remember to consult National Grid on any Development Plan Document (DPD) or site-specific proposals that could affect National Grid's assets.</p>	None	The Council will, as always, continue to engage with National Grid on the progress of the partial review of the WLP31.
3	Nicky Mason Barnacre-with-Bonds Parish Council	Email	23.03.2020 10:15	<p>The Parish Council requests that when Wyre Planning review the objectively assessed housing needs...they consider the latest available data. The ONS has recently published 2016 based Household Projections. These supersede the 2014-based projections which were a key input into Wyre Council's determination of the objectively assessed housing needs.</p> <p>In addition the Government within its National Planning Policy Framework has revised its methodology for calculating local housing needs.</p>	The Parish Council requests that the revised data and methodology are used when determining Wyre Council's objectively assessed housing needs and the allocation of development sites for this review of Wyre Local Plan to 2031.	<p>The first step (of 3) to implementing Policy LPR1 Wyre Local Plan Review will include an update of Objectively Assessed Housing Needs. This will take account of the most up to date government guidance on data sources.</p> <p>The NPPF19 introduced the Standard Method as a means of calculating local housing need; this will be taken into account in completing the first step (of 3) of Policy LPR1 Wyre Local Plan Review.</p>
4	Jane Saleh Blackpool Council	Email	14.04.2020 12:38	<p>... we note that it is not clear at this stage whether Wyre Council will adopt a housing need figure in line with Standard Method or propose a higher level of housing demonstrating exceptional circumstances...welcome continued engagement on housing matters through the Duty to Co-operate.</p> <p>...[with reference to Para 74 of the Inspectors Report] where he raises concerns regarding housing allocations at Inskip and Forton 'In light of the above we consider that the implications of undertaking highways assessments and consideration of sustainable modes of transport can be maximized means that the partial review does require a review of housing site allocations and potentially strategic options (see para 72 of Inspectors report).</p>	<p>Continued engagement on housing need matters through the Duty to Co-operate arrangements.</p> <p>Partial review does require a review of housing site allocations and potentially strategic options.</p>	<p>The Council will, as always, continue to engage with Blackpool Council on the progress of the partial review of the WLP31, making full use of all of the Duty to Co-operate options.</p> <p>The wording of the consultation letter could be ambiguous. For the avoidance of doubt a consideration of allocations (further allocations, de-allocations or no allocations) is within the scope of this partial review of the WLP31 and will be undertaken in accordance with Policy LPR1 Wyre Local Plan Review.</p>

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						Policy LPR1 Wyre Local Plan Review sets out a 3 step approach to the partial review with any consideration of allocations the final of 3 steps
5	Stephen Harris (Emery Planning) On behalf of several clients	Email	14.04.2020 15:52	<p>We acknowledge the need for a partial review of the local plan in accordance with Policy LPR1. It is noted from the email circulated to interested parties by the Council that there will be no changes made to allocations already made through the adopted local plan. We fully support this approach.</p> <p>In terms of housing, the standard method should be the starting point for establishing the housing requirement for the Borough. From experience the standard method does not address affordable housing needs in many local plan authority areas, and we see this is an important component of the evidence base. Other potential considerations is whether or not there is a need to uplift the standard method for economic reasons and to take account of the needs of households not including [sic] in the household projects such as C2 institutional uses.</p> <p>The Council will need to consider whether any deliverability issues for key site allocations have arisen and how the current Covid19 restrictions are likely to undermine delivery. This is particularly important for site allocations where the Council requires a Masterplan to be agreed in advance of any planning permission being granted. This policy should be reviewed.</p>	<p>Partial review should not include any consideration of allocations already made.</p> <p>Standard Method should be used as a starting point for reviewing the local housing requirement figure with consideration given to economic matters, affordable housing and institutional accommodation.</p> <p>Deliverability of housing should be reviewed in light of the ongoing response to Covid19.</p>	<p>The wording of the consultation letter could be ambiguous. For the avoidance of doubt a consideration of allocations (further allocations, de-allocations or no allocations) is within the scope of this partial review of the WLP31 and will be undertaken in accordance with Policy LPR1 Wyre Local Plan Review.</p> <p>Policy LPR1 Wyre Local Plan Review sets out a 3 step approach to the partial review with any consideration of allocations the final of 3 steps.</p> <p>The NPPF19 introduced the Standard Method as a means of calculating local housing need; this will be taken into account in completing the first step (of 3) of Policy LPR1 Wyre Local Plan Review.</p> <p>A consideration of the deliverability of a five year supply of housing land and the ability of allocations to meet in full any OAN/LHN will be a core element of any Examination in Public on the 'reviewed' WLP31.</p>
6	Mark Evans Fylde Borough Council	Email	09.04.2020 15:49	<p>The consultation letter makes reference to the two triggers that have prompted the need for the Partial Review. The first is the matter of the requirements of the National Planning Policy Framework (February 2019) paragraph 212, for the revision of the plan to reflect policy changes in the new Framework. In this respect, Wyre Council is in a similar position to Fylde Council in that the examination of both plans continued and both were adopted under the transitional arrangement of paragraph 214 of the new Framework. Fylde Council supports the inclusion of this element within the Partial Review and Wyre Council's efforts to ensure that its Local Plan remains compliant with national policy.</p> <p>The consultation letter simply notes that the matters include an update of objectively assessed needs and review of transport and highway issues. However, it will be necessary for the Partial Review to include all elements of the requirements set out in Policy LPR1, even if the conclusion is that certain elements are not required to achieve the objective of the policy.</p> <p>The consultation then invites representations into the scope of the Partial Review but qualifies this by stating:</p>	<p>It will be necessary for the Partial Review to include all elements of the requirements set out in Policy LPR1, even if the conclusion is that certain elements are not required to achieve the objective of the policy.</p> <p>Therefore, the Partial Review cannot dismiss potential sites without assessment until a revised needs assessment has established that no additional sites need to be identified. If a need for additional sites is identified, this will trigger a requirement to review the availability of additional sites.</p>	<p>The wording of the consultation letter could be ambiguous. For the avoidance of doubt a consideration of allocations (further allocations, de-allocations or no allocations) is within the scope of this partial review of the WLP31 and will be undertaken in accordance with Policy LPR1 Wyre Local Plan Review.</p> <p>Policy LPR1 Wyre Local Plan Review sets out a 3 step approach to the partial review with any consideration of allocations the final of 3 steps.</p> <p>The consultation letter/email issued by the Council included brevity as a necessity. The letter clearly included appropriate reference to Policy LPR1 of the WLP31. It is plain that no individual could have been misled.</p>

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				<p>'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.'</p> <p>This directly contradicts the requirement of part 3 of Policy LPR1. It could be that the part 3 of Policy LPR1 might not be necessary following the assessments in parts 1 and if necessary 2. However, in the absence of any indication at this stage as to the method to be used for the reassessment of housing needs in part 1, the retention of parts 2 and 3 in full is necessary for the Partial Review to comply with the policy. Therefore, the Partial Review cannot dismiss potential sites without assessment until a revised needs assessment has established that no additional sites need to be identified. If a need for additional sites is identified, this will trigger a requirement to review the availability of additional sites.</p>		
7	Edwina Parry Garstang Town Council	Email	14.04.2020 15:38	<p>The Town Council are concerned for the future of Garstang Town Centre. Therefore, we request that the suitability of Policy EP4 (Town, District, Local and Neighbourhood Centres) is fully reviewed. The Town Council would also like to consider the creation of a new Supplementary Planning Document (SPD) for the town centre or a specific allocation, which can hopefully ensure that businesses can bounce back from these unprecedented times. These more targeted powers should protect the Town Centre Primary Shopping Areas from out of town competition, explore 'flexible change of use' to help bring redundant shops back into use and offer more detailed advice for business owners.</p> <p>Without an adopted CIL charging schedule we also want to review how infrastructure funding could be better captured. The Town has a number of large residential, mixed use and employment allocations which will all increase pressure on town centre services and amenities. Therefore, it should be possible to better target funding directly in the areas that will be most affected. This funding could be used to ensure that appropriate linkages are provided between these allocations and the Town Centre to ensure business can best capture the increase expenditure that will be created. The key issues include parking provision in the town centre, cycle and pedestrian access and more long-term strategies such as a park and ride train platform.</p>	<p>A review of Policy EP4 of the WLP31</p> <p>A new Supplementary Planning Document for Garstang Town Centre to address infrastructure funding, parking provision in the town centre and cycle and pedestrian access.</p>	<p>In-line with §212 of NPPF19 the partial review will include a consideration of matters of conformity between the WLP31 and the NPPF19 and any consequential changes to be made thereafter.</p> <p>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.</p> <p>For the avoidance of doubt the Council considers a specific review of the suitability or implementation of Policy EP4 Town, District, Local and Neighbourhood Centres to be outside the scope of this partial review.</p> <p>The representation has not raised any issues of conformity with NPPF19 in relation to Policy EP4 Town, District, Local and Neighbourhood Centres.</p>
8	Jake Salisbury Graham Anthony Associates	Email	14.04.2020 10:38	<p>We request that Policy SP4 (Countryside Areas) is included within the review specifically the hierarchy imposed under criterion 4. The implementation of this Policy creates a number of issues for decision makers and we are aware that the text has been reviewed by an external consultant who deemed it flawed. Given the locational characteristics of Wyre's economy, holiday and residential accommodation are deemed equally if not more important than 'live/work units', tourism destinations or employment units. Thus, the approach taken seems onerous driven by 'viability' alone and the prevention of residential accommodation in unsustainable locations.</p>	<p>A review of Policy SP4 of the WLP31</p>	<p>In-line with §212 of NPPF19 the partial review will include a consideration of matters of conformity between the WLP31 and the NPPF19 and any consequential changes to be made thereafter.</p> <p>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.</p> <p>For the avoidance of doubt the Council considers a specific review of the suitability or</p>

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						<p>implementation of Policy SP4 Countryside Areas to be outside the scope of this partial review.</p> <p>The representation has not raised any issues of conformity with NPPF19 in relation to Policy SP4 Countryside Areas.</p>
9	Warren Hilton Highways England	Email	27.03.2020 16:53	<p>Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). We are responsible for the operating, managing capacity, maintaining and improving the SRN - the SRN is a critical national asset and as such we work to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.</p> <p>Clearly, highways form an important component of the review, but also note the Inspector's original report comments that (28) "... when discussing the housing requirement, I consider that the highway constraints are overstated" and that in seeking to achieve higher levels of growth there was (74) "the need to focus significant development in locations that can be made sustainable and where the use of sustainable transport modes can be maximised is in my view not given sufficient weight in the [transport evidence] analysis...". It is therefore clear that in securing higher levels of housing growth in the borough, it is the wider sustainability of access by different transport modes that must be considered and therefore inform the Review itself.</p> <p>In this way, there is now a need for Wyre Council to develop an updated transport evidence base to inform the Review, and one that is much broader – considering accessibility by and improvements to sustainable modes more seriously as well as highways.</p> <p>A wider transport impacts and needs study is required as part of the evidence base for the Local Plan review. This study should consider all modes of transport for potential infrastructure solutions to support growth, and not just focus on seeing highways infrastructure as being the only answer without properly exploring any alternatives that could form part of a credible wider solution to increased transport demand associated with the Plan growth.</p> <p>As stated in our comments at the Main Modifications stage, it is important to note that, whilst Highways England wishes to be involved with the development of the Wyre Council's transport evidence for the Local Plan review, we believe that this work should be commissioned and led by Wyre Council with the involvement of both Highways England and other transport and infrastructure providers. The recent government policy announcement contained within its Road Investment Strategy 2 (RIS2): 2020 to 2025 document that the A585 trunk road should be detrunked after completion of the A585 Windy Harbour to Skipplow Bypass</p>	<p>It is therefore clear that in securing higher levels of housing growth in the borough, it is the wider sustainability of access by different transport modes that must be considered and therefore inform the Review itself.</p> <p>A wider transport impacts and needs study is required as part of the evidence base for the Local Plan review. This study should consider all modes of transport for potential infrastructure solutions to support growth, and not just focus on seeing highways infrastructure as being the only answer without properly exploring any alternatives that could form part of a credible wider solution to increased transport demand associated with the Plan growth.</p> <p>In this way, there is now a need for Wyre Council to develop an updated transport evidence base to inform the Review, and one that is much broader – considering accessibility by and improvements to sustainable modes more seriously as well as highways.</p> <p>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 England sees no need for there to be any updated transport evidence base requirement.</p>	<p>The Council is grateful for the level of detail and clarity provided by Highways England. This detail has been taken into account in setting the scope of this partial review.</p> <p>The position of Highways England, in relation to the need for and level of highways and transport evidence, should the local housing requirement figure be met in full by the WLP31 is welcomed and will inform the next steps of the partial review.</p>

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				<p>improvements in 2023 means that it will be important that Lancashire County Council (Highways) are involved in this process.</p> <p>Notwithstanding this, we note the Council's 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 England sees no need for there to be any updated transport evidence base requirement.</p>		
10	Matthew Symons Hollins Strategic Land	Email	14.04.2020 16:55	<p>Para. 59 - 61 of the IR [Inspector's Report] set out the why the OAN figure was sought by the Council; it supported the Council's strategy of jobs growth, the scale of affordable housing needs, suppressed younger household formations, modest worsening market signals and a notable fall in housing supply over recent years on population projections. It is of course important that the Council fully considers these matters when assessing the updated OAN via the Standard Methodology.</p> <p>Furthermore, with regards the Standard Methodology, the IR stated that the "the Government is considering how the standard methodology should be adjusted to take into account its objective of ensuring that 300,000 homes are built each year" (para. 63). The Council must also take this into account alongside the PPG, which suggests that a reduction in the OAN resulting from the Standard Methodology need not result in changes to the housing requirement of the LP:</p> <p><i>Local housing need will be considered to have changed significantly where a plan has been adopted prior to the standard method being implemented, on the basis of a number that is significantly below the number generated using the standard method.</i></p> <p>The IR confirmed that significant additional highways evidence was required to support the OAN and the LP beyond the initial five-year supply. This must be prepared and examined via the LP Review.</p> <p>There is potential that the evidence would demonstrate that the identified supply could not come forward as planned. This must be taken into account during the LP Partial Review as it could result in it being necessary for further allocations to be made.</p> <p>It is understood that the Council considers it unlikely that the Partial Review would need to revise existing allocations or consider new allocations given the requirement to update the OAN i.e. the Council considers that the OAN will fall to such an extent that the current LP allocations will not only provide for the revised OAN but also the required flexibility in the supply.</p>	<p>The Council has also obtained information on delivery from developers when preparing its evidence base for the Annual Position Statement and general monitoring. The LP Partial Review must take all of this into account. The new evidence that has been gathered since adoption of the LP could demonstrate that some allocations have to be revised and that new allocations must be made to deliver the OAN and the flexibility in the supply.</p> <p>...If Wyre and Fylde were to work together to concurrently deliver their Reviews, the unmet need could be secured much sooner. The Fylde Review/Revision would have secured housing allocations that could come forward as soon as the WLP Review were adopted.</p> <p>The Partial Review must plan positively to significantly boost housing. It must be recognised that the Standard Methodology produces a minimum figure and the Review must not result in lower jobs growth, reduced provision against the scale of affordable housing needs or suppressed younger household formations. The Review must also provide flexibility in the supply. Furthermore, it must take the opportunity to provide greater certainty on the LP strategy.</p>	<p>The wording of the consultation letter could be ambiguous. For the avoidance of doubt a consideration of allocations (further allocations, de-allocations or no allocations) is within the scope of this partial review of the WLP31 and will be undertaken in accordance with Policy LPR1 Wyre Local Plan Review.</p> <p>Policy LPR1 Wyre Local Plan Review sets out a 3 step approach to the partial review with any consideration of allocations the final of 3 steps.</p> <p>Wyre Council wrote to Fylde Borough Council to explore the possibility of joint working and further alignment of partial reviews in March 2020 (Appendix R) and the response was received in March 2020 (Appendix S). This correspondence has informed the scope of the partial review and the next steps. The Duty to Cooperate, which extends to many other organisations, is a continuous and ongoing process.</p>

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				<p>As stated, the Standard Methodology produces a minimum figure, the Council had strong reasoning for its LP OAN and the Government is seeking to significantly boost housing. Part 1 of the LP Partial Review (updating the OAN) could result in a requirement for further allocations. So too could Part 2 (reviewing highways issues) given the significant amount of evidence that was lacking for the LP examination. There is also the requirement to provide flexibility in the supply.</p> <p>The Council has been working with developers on a number of sites via the Masterplanning process. This process has revealed potential delivery issues, suggesting that allocations may not come forward in full during the plan period as anticipated. The Council has also obtained information on delivery from developers when preparing its evidence base for the Annual Position Statement and general monitoring. The LP Partial Review must take all of this into account. The new evidence that has been gathered since adoption of the LP could demonstrate that some allocations have to be revised and that new allocations must be made to deliver the OAN and the flexibility in the supply.</p> <p>However, if Wyre and Fylde were to work together to concurrently deliver their Reviews, the unmet need could be secured much sooner. The Fylde Review/Revision would have secured housing allocations that could come forward as soon as the WLP Review were adopted.</p>		
11	Nicola Elsworth Homes England	Email	14.04.2020 09:53	Homes England does not have any land holdings affected by the consultation and therefore we do not propose to make at [sic] representations at this point.	None	None
12	Mike Ainsworth Inskip with Sowerby Parish Council	Email	19.03.2020 16:32	The Parish Council feels that nothing has changed since the Local Plan was finalised and that therefore the findings of the Inspectors Report on the Local Plan remain valid as they stand. In particular the Parish Council feel that there is no scope for further development at Inskip above and beyond that catered for in the Plan in the foreseeable future	None	None
13	Melissa Wilson (Lichfields) On behalf of Taylor Wimpey	Email	09.04.2020 16:00	<p>It is fundamental that the Council reviews its policies in order to ensure it has a sufficient supply of housing land to meet its full housing need over the plan period, particularly in light of the under provision of housing in the adopted plan. As such, TW supports the Council's intention to undertake an early partial review to ensure the WCLP is consistent with the most up to date National Planning Policy Framework [the Framework] (February 2019) as well as to ensure the Council is meeting its Objectively Assessed Need [OAN] for housing, in full. This aligns with the advice in §19 of the Inspector's Final Report1 [the Inspector's Report] on the WCLP which stated that "it is recognised that an early review of the Wyre LP will be necessary to ensure OAN is fully met over the Plan period".</p> <p>The Framework (§60) states that to determine the minimum number of homes needed in an area, strategic policies should be</p>	<p>In TW's opinion, the Inspector's requirement for an early review within the plan was to ensure the Plan could be found sound at Examination and the full OAN could be met in the longer term. It should not be used as a mechanism to suppress the adopted housing requirement figure.</p> <p>...TW would advocate there is no need at this time to reconsider the housing requirement. Instead, the Review should focus solely on the reason why the Inspector placed the requirement for a review on the Council, namely to meet its full adopted OAN housing requirement figure over the Plan period.</p>	<p>The wording of the consultation letter could be ambiguous. For the avoidance of doubt a consideration of allocations (further allocations, de-allocations or no allocations) is within the scope of this partial review of the WLP31 and will be undertaken in accordance with Policy LPR1 Wyre Local Plan Review.</p> <p>Policy LPR1 Wyre Local Plan Review sets out a 3 step approach to the partial review with any consideration of allocations the final of 3 steps.</p> <p>The NPPF19 introduced the Standard Method as a means of calculating local housing need; this will</p>

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				<p>informed by a Local Housing Need [LHN] assessment, conducted using the standard method as set out in the Planning Practice Guidance [Practice Guidance], unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. However, Practice Guidance makes it clear that this figure represents only the starting point [Lichfields' emphasis] for identifying housing need:</p> <p>"The standard method for assessing local housing need provides a minimum starting point in determining the number of homes needed in an area. It does not attempt to predict the impact that future government policies, changing economic circumstances or other factors might have on demographic behaviour." [Lichfields' emphasis]</p> <p>As part of this early review, if Wyre Council are considering deviating away from their adopted housing requirement, it is imperative that they take the full content of the Framework into account. The Framework therefore makes it clear that Wyre Council will need to look at a variety of factors, and not just the standard method, when calculating housing need. The blind adoption of the LHN figure without regard to any other factors, or consideration of whether there are exceptional circumstances, is not an appropriate start and end point for the Council. In TW's opinion, the Inspector's requirement for an early review within the plan was to ensure the Plan could be found sound at Examination and the full OAN could be met in the longer term. It should not be used as a mechanism to suppress the adopted housing requirement figure.</p> <p>This is especially relevant as the LHN is expected to show a reduction in annual housing requirement (as discussed below) compared to the current, adopted figure. Wyre Council must therefore ensure that this Review is not used as a mechanism to reduce its housing requirement in line with the LHN figure as this will have a knock-on impact on other areas of its planning policy such as economic aspirations, provision of affordable homes and a mix of homes to meet local needs. Therefore, TW would advocate there is no need at this time to reconsider the housing requirement. Instead, the Review should focus solely on the reason why the Inspector placed the requirement for a review on the Council, namely to meet its full adopted OAN housing requirement figure over the Plan period.</p> <p>...it is important that the Council, within the Review, ensures that its housing requirement fully supports the WCLP objectives as reducing the housing requirement will have a knock-on impact in respect of associated growth for the area. It is likely that the Government will soon release an updated standard method calculation, therefore any consideration of pursuing a lower figure (in line with the LHN) would be premature, would not be in accordance with the central theme of the Framework or the wider aspirations from the Government to achieve a high level of housing delivery.</p>	<p>It is important that the Council, within the Review, ensures that its housing requirement fully supports the WCLP objectives as reducing the housing requirement will have a knock-on impact in respect of associated growth for the area.</p> <p>TW would therefore expect to see the Council looking to achieve the upper end of their OAN i.e. 479 dpa and not use this as an opportunity simply to reduce their housing figure without considering the knock-on implications in terms of affordable housing delivery and ability to meet the Council's stated economic ambitions for the plan period. TW welcomes that throughout the preparation of the WCLP, the Council recognised that in order to support economic growth sustainably, there was a need to increase the level of housing provided above the LHN which was detailed in the Strategic Housing Market Assessment [SHMA] 2016. TW would therefore expect the Council to take a similar approach to the WLPR in order to meet its OAN in full. Alongside this it is expected that the Council will provide an updated SHMA as part of the WLPR.</p> <p>In undertaking the WLPR, the Council should also seek to ensure that any remaining unmet need is met within the Housing Market Area through effective cooperation and a robust duty to cooperate strategy. TW is aware that Fylde is also in the process of undertaking a review of its Local Plan, to take into account potential unmet need within Wyre, and therefore the Council should maximise this opportunity and ensure it fully engages with Fylde on this matter.</p> <p>TW would also expect that alongside working with neighbouring authorities, the Council will undertake to test delivering a higher proportion of the unmet need within Wyre itself. TW would expect that the Council would test a range of scenarios for delivering the full OAN itself, including directing development towards the more sustainable settlements to deliver more of its housing need.</p> <p>TW would also expect the Council to review opportunities for proposed allocations (both existing or additional, as required) to deliver the necessary infrastructure through developer obligations. Again, this was not addressed as part of the initial Local Plan preparation.</p> <p>...TW would expect to see updated highway capacity analysis submitted alongside this LPR in</p>	<p>be taken into account in completing the first step (of 3) of Policy LPR1 Wyre Local Plan Review.</p> <p>A consideration of the deliverability of a five year supply of housing land and the ability of allocations to meet in full any OAN/LHN will be a core element of any Examination in Public on the 'reviewed' WLP31.</p> <p>Wyre Council wrote to Fylde Borough Council to explore the possibility of joint working and further alignment of partial reviews in March 2020 (Appendix R) and the response was received in March 2020 (Appendix S). This correspondence has informed the scope of the partial review and the next steps. The Duty to Cooperate, which extends to many other organisations, is a continuous and ongoing process.</p>

Ref #	Consultee	Method	Date/Time Response Received	Summary of Key text from representation	Summary of Changes sought	Summary of Council Response
				<p>There is a clear link between worsening affordability and low levels of housing and unless Wyre commit to delivering a higher level of housing, its affordability issues are likely to remain or even worsen. TW would note that suppressing the housing requirement by pursuing the minimum LHN from the standard method cannot be justified, rather the Council should be looking to support higher level of housing delivery in sustainable locations where it can. Similarly, in order to achieve the economic aspirations set out within the WCLP, and meet the current affordable housing targets, the LHN figure would not be sufficient to support this.</p> <p>TW undertook its own highways analysis as part of its representation at the Examination stage. This is not re-appended here as it is now time-expired. However, the analysis highlighted that the Council's assumptions on the scale of the highway constraints were overstated, this was also reiterated by the Inspector in §19 of the Inspector's Report. The analysis TW undertook set out that the highway network could accommodate additional traffic movements, above that being planned for (i.e. the reduced OAN) without causing a severe impact on the highway network. As such, TW considers that the scope of this element will need to include sufficient, robust and up-to-date capacity modelling. TW also set out that it did not consider that the Council's evidence considered in detail if large scale infrastructure improvements could be put in place to alleviate the highway capacity concerns, which will also need to be addressed.</p> <p>It will be important that the review considers not just those schemes that have been delivered, but also those that will be delivered over the Plan period. These are likely to have an impact on the highway's capacity in the Plan Period. Furthermore, additional mitigation measures could be delivered by future planned developments as part of off-site highway improvements. These improvements could be delivered via S.278 works and significantly improve the highway capacity. Again, TW would expect this to be fully explored by the Council as part of the review and it was noted within the Inspector's Report (§72) that this was missing from the evidence base submitted by the Council in support of the WCLP.</p>	<p>order to fully assess the current situation in respect of transport and highways concerns. This would allow the Council to understand fully what, if any, additional capacity has become available since adoption of the WCLP and ensure the Council has sufficient infrastructure to meets its OAN in full.</p>	
14	Charlie Gill Marine Management Organisation	Email	31.03.2020 09:51	<p>Within the document Wyre Local Plan (2011-2031), we recommend reference to the legal duty to co-operate with the Marine Management Organisation, as well as reference to Marine Planning, the Marine Policy Statement, and the Draft North West Marine Plan which is currently out to public consultation and therefore a material consideration.</p> <p>The following policy topics within the Draft North West Marine Plan have been identified after reading the Wyre Local Plan document. They are provided only as a recommendation and we suggest your own interpretation of the Draft North West Marine Plan is completed.</p> <ul style="list-style-type: none"> Fisheries 	<p>Within the document Wyre Local Plan (2011-2031), we recommend reference to the legal duty to co-operate with the Marine Management Organisation, as well as reference to Marine Planning, the Marine Policy Statement, and the Draft North West Marine Plan which is currently out to public consultation and therefore a material consideration.</p>	<p>The existence of the Marine Management Organisation and the Draft North West Marine Plan may be caught by the scope of NPPF19 §212 and as such a factual update as part of the partial review may be appropriate.</p>

Ref #	Consultee	Method	Date/Time Response Received	Summary of Key text from representation	Summary of Changes sought	Summary of Council Response
				<ul style="list-style-type: none"> • Ports, harbours and shipping • Employment • Tourism and recreation • Biodiversity • Marine Protected Areas • Seascape and landscape • Climate change • Heritage assets 		
15	Elizabeth Knowles Natural England	Email	23.03.2020 14:52	We agree with the proposed scope of the partial review of Wyre Local Plan to 2031 as detailed in the letter dated 28 February 2020. In addition, the Council should also review the Habitats Regulations Assessment and all other environmental reports/assessments associated with the local plan.	...the Council should also review the Habitats Regulations Assessment and all other environmental reports/assessments associated with the local plan.	The Council welcomes the agreement of Natural England to the scope of the partial review of the WLP31 and takes into consideration the need to review the Habitats Regulations Assessment and all other environmental reports and assessments.

DRAFT

Ask for: ~~6222222222~~
Email: 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 for library locations and opening times.

Comments should be made in writing either by email to 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**

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

Yours faithfully,

A large, dense scribble of black ink used to redact a signature.A smaller, dense scribble of black ink used to redact a name.

Planning Policy Manager.

DRAFT

~~CONFIDENTIAL~~

Subject: FW: Representations to the Wyre Local Plan to 2031 Partial Review Scoping Consultation
Attachments: Appendix 1 - Official Copy (Title Plan) - LAN138545.pdf; Appendix 2 - Wyre Council Local Plan Proposed Main Modifications Calder House Lane RM...pdf; Representations to Wyre Council OBO Duchy Homes.pdf

From: ~~CONFIDENTIAL~~ (Avison Young - UK) <~~CONFIDENTIAL~~@avisonyoung.com>
Sent: 14 April 2020 11:06
To: Policy, Planning <Planning.Policy@wyre.gov.uk>
Cc: ~~CONFIDENTIAL~~ (Avison Young - UK) <~~CONFIDENTIAL~~@avisonyoung.com>
Subject: Representations to the Wyre Local Plan to 2031 Partial Review Scoping Consultation

Good morning,

Please find attached Representation to the Wyre Local Plan to 2031 Partial Review Scoping Consultation which have been submitted on behalf of Duchy Homes Ltd in relation Land at Calder House Lane (as shown on the enclosed plan).

I would be grateful if you could confirm safe receipt of these representations.

Kind regards,

~~CONFIDENTIAL~~

~~CONFIDENTIAL~~

Planner
~~CONFIDENTIAL~~@avisonyoung.com

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These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

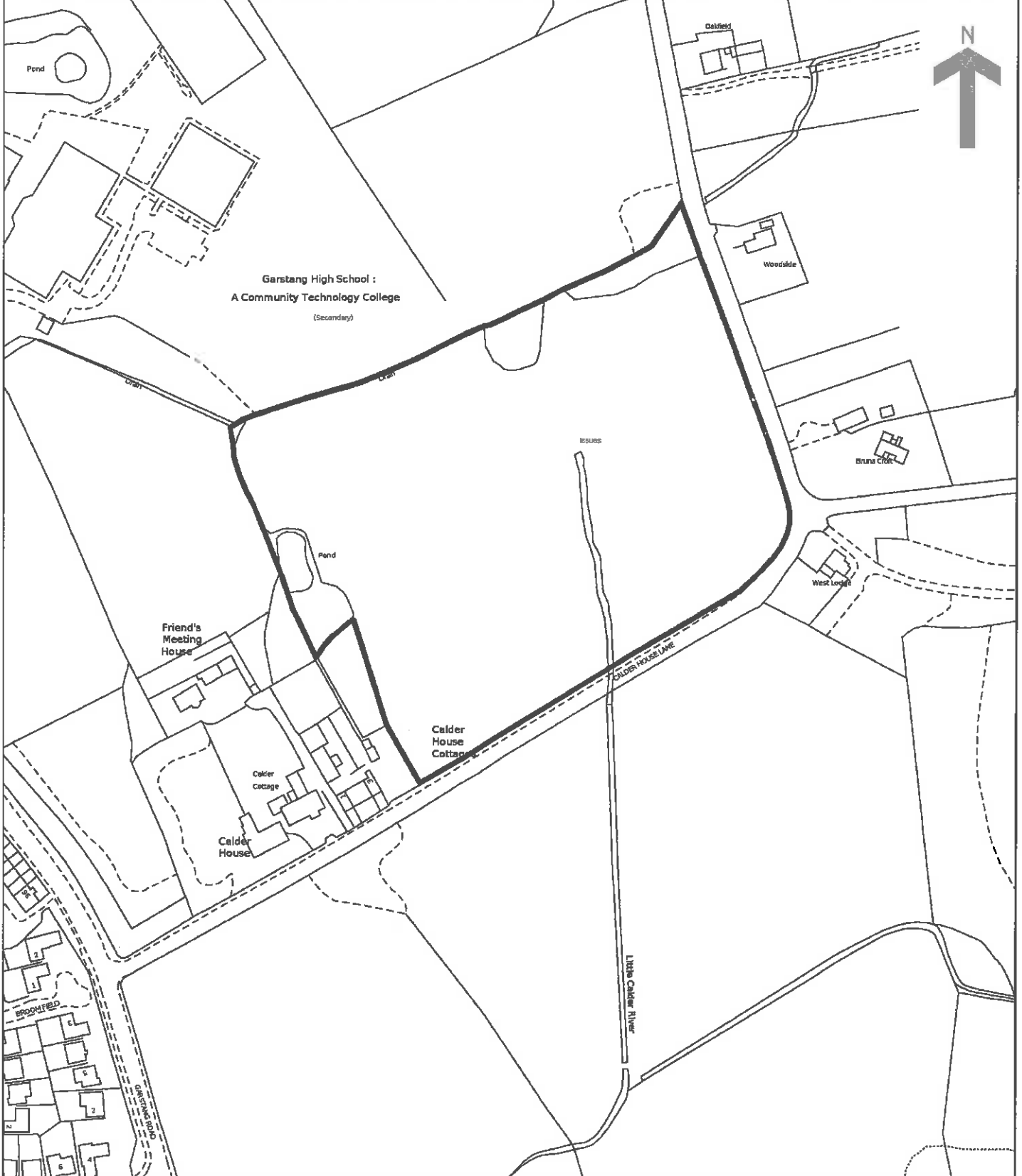
Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 13 March 2020 shows the state of this title plan on 13 March 2020 at 12:06:29. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. This title is dealt with by the HM Land Registry, Fylde Office .



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Our Ref: 04C001029/RM/LF
Your Ref:

14 April 2020

Wyre Council,
Planning Policy
Civic Centre,
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Dear Sir/Madam

Representations to the Wyre Local Plan to 2031 Partial Review Scoping Consultation

These representations are submitted by Avison Young on behalf of Duchy Homes Ltd ("Duchy Homes") to the consultation under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 No 767 Part 6 (as amended) on the Scope of the Partial Review to the Wyre Local Plan to 2031.

The representations have been prepared and are made in the context of Duchy Homes' interest in land at Bowgreave, located within the administrative boundary of Wyre Council. A plan of the land in the interest of Duchy Homes is contained at **Appendix I**. Land at Calder House Lane has been previously promoted through the Local Plan process and the Promotional Document previously submitted by Savills on behalf of Carrick Sports Ltd is contained at **Appendix II**.

The remainder of this document provides Duchy Homes' comments on the proposed scope of the partial review.

Requirement for a Partial Review

Policy LPR1 (Wyre Local Plan Review) of the adopted Wyre Local Plan (2011 – 2031) states that the Local Planning Authority will bring forward a partial review of the Plan from the end of 2019 through to examination by early 2022. The policy states that the following specific matters are to be addressed by the review:

1. An update of Objectively Assessed Housing Needs;
2. A review of transport and highways issues;
3. Allocation of sites to meet the full Objectively Assessed Housing Needs, taking into account 2. above.

Notwithstanding the above, Wyre Council propose to undertake a partial review without considering revisions to allocations or the identification of new sites. Duchy Homes object to the removal of the consideration of

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Regulated by RICS

allocations from the scope of the partial review which is in clear contradiction to the policy that the Inspector required for the Plan to be deemed sound.

Undertaking an update of Objectively Assessed Needs is vital to ensure needs are fully met over the plan period. Should the Objectively Assessed Needs identified be higher than that met by the allocations in the adopted Local Plan, then allocations will logically therefore need to be reviewed. Removing the review of allocations from the scope of the review at this stage (i.e. before the updated OAN is known) is unjustified, and pre-judges the outcome of the update to the OAN.

National Planning Practice Guidance (NPPG)¹ states that Local Planning Authorities can consider a number of factors when determining whether a plan or policies within a plan should be updated, including:

- Changes to local circumstances such as a change in Local Housing Need;
- Their Housing Delivery Test performance; and
- Whether issues have arisen that may impact on the deliverability of key site allocations.

Duchy Homes' comments and observations on the above points and their relevance to the proposed scope of the partial review are set out below.

OAN and Housing Delivery Test

Policy SP1 (Development Strategy) and Policy HP1 (Housing Land Supply) commits the Local Planning Authority to delivering a net minimum requirement of 9,200 new market and affordable dwellings over a 20-year period (2011 – 2031), equating to 460 dwellings per annum.

It is noted that the figure of 460 dwellings proposed by the Council is higher than the local housing need figure of 297 dpa calculated using the 'Standard Method'.

However, Paragraph 2 of Planning Practice Guidance states that 'the standard method uses a formula to identify the minimum number of homes expected to be planned for'. Paragraph 10 advises that there will be circumstances where it is appropriate to consider whether actual housing need is higher than the standard method indicates; including previous levels of delivery where this is significantly greater than the outcome of the Standard Method (which is 297dpa in Wyre).

With regard to the Council's previous annual completions, according to the Housing Delivery Test, Wyre Council are currently delivering completions at an average of 401dpa since 2014. Clearly this figure is well in excess of the OAN figure which if the Council were to adopt and the level of completions maintained, then the Council's supply would be exhausted far earlier than the 20-year plan period.

Moreover, given the consistent delivery of homes above 297dpa, it is clear that there is market demand in the area. To suppress this from the Local Plan target of 460 dpa to the OAN of 297 dpa would clearly be harmful as the OAN should be a minimum figure and not used to suppress growth. This approach would clearly be unsustainable and contrary to Local and National Policy.

On the basis of the above, the average delivery rate over previous years will need to be fully considered in any future housing target and cannot simply be based on the OAN as there are clearly circumstances present which require the actual housing figure to be higher than the standard method indicates. Our client strongly supports the sustainable growth of Wyre. Duchy Homes is fully supportive of the standard methodology but emphasises the outcome of the methodology should be read as a minimum figure. Our client would have no objection to the Local Plan Review identifying a more ambitious quanta of residential development to be delivered over the plan

¹ See 'Plan Making' Paragraph: 065, Reference ID: 61-065-20190723, Revision date: 23 07 2019

period, to ensure the plan is effective in delivering its overall economic, employment and housing growth objectives, and is positively prepared.

Deliverability of Key Site Allocations

Avison Young have undertaken an initial review of all allocations within the adopted Local Plan that propose 100 residential units or more. This review has raised a number of concerns around changes to the deliverability of the allocations since the adoption of the Local Plan, as summarised below.

Allocation SA1/2 – Whilst there are 157 dwellings (Phase 1) with detailed permission, further permissions have been relied upon when assessing the trajectory of delivery at the Local Plan stage and when assessing the site in the Five Year Housing Land Annual Position Statement (FYHLS APS, July 2019), which assumed the delivery of 288 dwellings within 5 years. Phase 2 of the development was refused in September 2019, appealed and subsequently dismissed on 12th March 2020. The appeal was dismissed on the basis of there being no agreed masterplan for the wider allocation, as required by the allocation policy. Whilst it is understood that work is ongoing, there is no timescale for a masterplan being agreed and therefore any further application for dwellings coming forward, whether it be in outline or detail. The refusal and dismissal of the appeal have occurred post the Local Plan's adoption, where the pending application was considered when deciding the allocation and trajectory was realistic. This casts doubt on the site yielding the original dwelling supply assumptions and therefore this allocation needs to be reconsidered and numbers reviewed accordingly.

Allocation SA1/3 – There is no masterplan in place (as required by policy), no developer on board and therefore no planning applications submitted for the site. There is no firm evidence and it is doubtful that the allocation can deliver houses from 2021 onwards as envisaged at the time of adoption. Indeed, the Inspector's Report (January 2020) for the FYHLS APS confirms that 35 houses should be removed from the FYHLS on this basis. This allocation needs to be reconsidered and numbers reviewed accordingly.

Allocation SA1/4 – The trajectory assumed during the Local Plan process suggested that the delivery on this site would commence from 2022/23. There are no detailed planning permissions in place at the time of writing, and it is noted that a viability issue has only just been resolved on part of the site (the appeal for application reference 18/00680/OULMAJ (refusal) was allowed on 1st April 2020). In light of this, the Inspector's Report on the FYHLS APS casts doubt on 68 dwellings in total on the site coming forward within 5 years and it requests these are removed. Duchy Homes agree with this caution and therefore request the allocation is reconsidered and numbers reviewed accordingly.

Allocation SA3/1 – The trajectory assumed at the Local Plan stage assumed the delivery of 120 dwellings within the plan period, with 40 of those in 5 years from adoption. The FYHLS APS in line with the Inspector's Report, pushes this back to have no completions in the first five years. There is no masterplan in place and no firm thoughts² on how to develop the site, which puts the 120 dwellings into doubt as a whole. The site is not coming forward as anticipated at the Local Plan examination stage and therefore the delivery of dwellings within this mixed-use allocation needs to be reviewed.

Site SA1/14 -This site is slated in the Local Plan for delivering 260 units across the Plan period. To date, an application (Ref. 20/00148/FULMAJ) has been made by a national developer and is pending consideration to deliver 88 units on part of the site which they have an option on. However, Table 3 (Allocations with no planning permission) of Wyre Local Plan's FYHLS APS confirms that this site is controlled by multiple landowners and two landowners have withdrawn from this allocation. This withdrawal of these landowners since the Local Plan was adopted will clearly affect the quantum of development that can realistically be delivered on this site and therefore this allocation will need to be reconsidered and numbers reviewed accordingly.

² As confirmed by the Inspector in his report on the FYHLS APS

Site SA3/4 - This site is slated in the Local Plan for delivering 310 units across the Plan period. Part of the site has been the subject of an outline planning application (Ref. 18/00469/OUTMAJ) for 210 dwellings since May 2018 which has been promoted by Hollins Strategic Land. Whilst there is currently no consent in place, Table 3 (Allocations with no planning permission) of the FYHLS APS states that it is Hollins Strategic Land intention is to sell the site once permission is secured. However, there is no evidence of buyer interest which casts uncertainty the timescales and quantum of development ultimately being delivered at the reserved matters stage.

It is also understood that work is ongoing with the masterplan to deliver the allocation but there are multiple landowners and stakeholders involved and there are no known timescales for this to be agreed, and thus timescales for an application for the remaining 100 units to come forward. Numbers will clearly need to be reviewed on this allocation in light of the circumstances set out above.

In summary, it is clear that circumstances around the delivery of some of the allocations have altered since the adoption of the Local Plan, and therefore these need to be fully reviewed and any shortfall in supply needs to be rapidly addressed in order to ensure a sufficient number of dwellings come forward in the plan period to meet the identified need.

Land at Calder House Lane

As part of the review of allocations, there is a need for the Council to consider further/additional site allocations that could meet the additional/unmet need. Duchy Homes Ltd wish to promote their Land at Calder House Lane, Bowgreave, as an additional site for development. We note that the site has previously been submitted to the Council and as such this part of the representations should be read in conjunction with Savills' submissions during the Local Plan process.

Site Description

The site as shown at **Appendix 1** extends to approximately 3.4ha and comprises greenfield agricultural land. It is located immediately adjacent to existing residential development west on Calder House Lane and north/east on Dimples Lane and Bruna Lane. Garstang Community Academy and associated sports facilities are located to the immediate north of the site. Agricultural fields extend to the south, beyond Calder House Lane. The site is in Flood Zone 1 and there are no technical constraints that would impede the development of the site.

A Suitable Site

The land is very well located in terms of connectivity. The village of Bowgreave and its facilities are within 200m and is therefore easily accessible by walking via the footpaths to the south and east of the site. The amenities within the town of Garstang and villages of Catterall and Bonds are also a short distance away. A number of bus stops are located on Garstang Road, 350m east of the site, which accommodate services to Preston City Centre, Blackpool Town Centre and Lancaster, providing access to many employment opportunities and further amenities. The site is located in close proximity to the A6 corridor to the west. In summary, the site is very well located in relation to the existing settlement and is in close proximity to both public and private transport links.

The recently published Wyre Settlement Study places Bowgreave 12th out of 28 in the rank of borough settlements and 4th in the rank of settlements along this A6 corridor. As this ranking is based on considerations of size, accessibility, services, facilities and employment opportunities, it is considered to be a valid indication of sustainability. Indeed, a number of other residential applications³ in Bowgreave have been permitted in recent years taking into account (amongst other considerations) that the settlement is sustainable.

³ See 15/00891/OUTMAJ, 15/00420/OUTMAJ, 15/00928/OUTMAJ

Given the site's surroundings and sustainability credentials, it is ideally suited to residential uses. Indeed, a pre-application meeting was undertaken in April 2016 (ref: 15/00158/PREAPP – see Appendix 3 of **Appendix 2**) whereby the Council confirmed that the principle of residential development on this site would be acceptable. Duchy Homes wish to work with Wyre Council to develop an appropriate residential proposal for the site that reflects the identified needs emerging from the evidence base.

An Indicative Layout is presented in the appended Promotional Document (See Appendix 2 of **Appendix 2**) which demonstrates that a total of 86 dwellings can be accommodated on the site whilst still incorporating an acre of Public Open Space.

Land at Calder House Lane was assessed in the Strategic Housing Land Availability Assessment (SHLAA, 2017) with reference BOW_11 informed by this capacity. An extract of the assessment is set out in the table below.

Table 1: SHLAA Extract

SHLAA Ref	Site name	Location	Size (ha)	NDA (ha)	Cap.	Land type	FZ	SFRA cat.	Exclusion reason
BOW_11	Calder House Lane	Bowgreave	3.56	2.85	86	GF	1	A	In a detached or isolated location.

Whilst the site was considered for allocation, by virtue of its assessment and confirmed in the pre-application response, the site was ultimately 'sieved out' due to the conclusion reached that it is in 'a detached or isolated location'. The SHLAA states at page 11:

"Whether or not a site is so detached or isolated as to require exclusion from further assessment is a matter of planning judgement. In applying this principle regard has been had to defined settlement boundaries in the 1999 Local Plan and the emerging settlement boundaries for the new Wyre Local Plan where these are different. It is noted that at the time of writing the new Local Plan will increase the number of settlements with defined boundaries and this has been taken into account in applying this principle. The identification of a settlement is based on the Wyre Settlement Study, August 2016."

As mentioned above, the site is immediately adjacent to existing residential development and community facilities and Duchy Homes therefore disagree that it is detached or isolated. The adopted Policies Map shows the settlement boundary for Bowgreave (at **Figure 1** below), and when compared with the site's boundary, it is clear that the site is not in a detached or isolated location. A footpath connects the site to the settlement to the east, and there is scope for this to be improved and other measures as part of the allocation/application process⁴.

Figure 1: Policies Map extract (Settlement boundary in black, Land at Calder House Lane outlined in red)

⁴ In line with Paragraph 103 of the NPPF which states "The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or **can be made sustainable**, through limiting the need to travel and offering a genuine choice of transport modes."



In addition, the allocation of Land South of Calder House Lane, Bowgreave (ref: SA1/19), immediately south of the site, was deemed acceptable by the Local Plan Inspector and the development of this land will further enclose the site. It is therefore considered that Land at Calder House Lane should be reassessed in this respect.

In summary, the site is within a settlement deemed as sustainable by the Council in committee reports, in a location deemed acceptable by the Local Plan Inspector (by virtue of the allocation of SA1/19) and is not detached or isolated. The site has no known technical constraints that would impede development and it has been demonstrated that 86 dwellings can be accommodated on the site. The site is therefore suitable for development.

An Available Site

There are no legal or ownership constraints on the site that might prohibit or delay development of the site, or any current uses which would need to be relocated. The site is in single ownership and the landowners are willing to release the site for development.

The site is therefore available for accommodating development now, and it is not dependent on any external factors.

An Achievable Site

The site has no known issues or constraints that would prevent it from being developed in a viable manner, once allocated for development. The development of the site would clearly be achievable.

Summary

Duchy Homes' key objective is to ensure the full potential of their land is recognised and they are committed to strongly promoting the Land at Calder House Lane. The site's logical and sustainable location coupled with its complete control by a single owner offers potential opportunities to deliver additional benefits to the local area and region.

Conclusions

To conclude, the scope of the partial review of the Local Plan is not considered to be sufficient to ensure housing needs are met for the entirety of the plan period. There is a need for the Council to review and consider further/additional site allocations within the Local Plan, dependent on the review of Objectively Assessed Needs and the progress of developments on allocated sites. A review of allocations should be part of the scope for the partial review as required by Policy LPR1 of the Local Plan and NPPG. The trend/evidence base demonstrates consistent delivery of 400+ units per annum in recent years which must be factored into the overall assessment exercise and points to the need to ensure a sufficient forward-facing supply of residential allocations. To adopt a restrictive or suppressive approach will only result in unnecessary pressure on land outside settlement limits in years

to come and will render the current plan review ineffective and inconsistent with national policy requirements.

It is requested that Land at Calder House Lane is included as an allocation, as a site that can help deliver the much needed new homes that are now uncertain to be delivered within the plan period from the existing allocations as evidence above. The site represents a logical and sustainable extension to Bowgreave and is a suitable, available and achievable site for housing development.

Duchy Homes look forward to a positive, collaborative and effective working relationship with Wyre Council and other key stakeholders as the review of the Local Plan moves forward.

Yours sincerely



Senior Planner

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For and on behalf of Avison Young (UK) Limited

Land at Calder House Lane, Bowgreave

Representations to Proposed Main Modifications
to the Wyre Local Plan

Contents

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2.	Background and Site Deliverability	3
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Appendix 1 – Site Location Plan

Appendix 2 – Illustrative Masterplan

Appendix 3 – Pre-application advice

Appendix 4 – Savills Local Plan Delivery Assessment

1. Introduction

- 1.1. This representation is prepared on behalf of our client Carrick Sports Ltd, who are the freehold owners of land at Calder House Lane, Bowgreave. The land is identified on the site location plan (Appendix 1) and deliverability demonstrated on the enclosed illustrative layout (Appendix 2).

This representation is prepared to specifically analyse the 'Soundness' of the Wyre Local Plan Main Modifications document which was issued in order to make the Publication Draft Wyre Local Plan 'sound' based on the Inspector's recommendations, post examination. With the consultation running from 12th September to 24th October 2018.

- 1.2. Local Plans and spatial development strategies are examined to assess whether they have been prepared in accordance with legal and procedural requirements, and whether they are sound. Plans are 'sound' if they are:
- a) **Positively Prepared** – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs¹; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it's practical to do so and is consistent with achieving sustainable development.
 - b) **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
 - c) **Effective** – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
 - d) **Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in this Framework.

¹ Where this relates to housing, such needs should be assessed using a clear and justified method, as set out in paragraph 60 of this Framework.

- 1.3. In 2015, representations were submitted on behalf of our client and this site in order for the site to be considered as a housing allocation within the emerging Wyre Council Local Plan, under the call for sites consultation exercise.
- 1.4. At the time of the submission, no technical work had been progressed with the site, but it was considered that the whole parcel was available and capable of delivering development now in principle.
- 1.5. We have not previously submitted representations to Wyre's Local Plan, this was due to the ongoing status of our application, yet in light of Wyre's revised housing figures and in line with NPPF paragraphs 11 and 35, we are compelled, in the spirit of effective, positive and justified plan making, to explore these figures and make a number of recommendations to help make the any modifications to the Local Plan 'Sound'.

2. Background and Site Deliverability

Site

- 2.1 The site totals circa 3.4 hectares (ha) and is located on land off Calder House Lane, Bowgreave, PR3 1ZE (Grid Reference E:350030 N:443836). The site is located circa 200m to the east of the village of Bowgreave and approximately 14km to the north of Preston.
- 2.2 The site itself is a broadly rectangular edge of settlement greenfield site consisting of agricultural land. Adjacent to the site lies Dimples Lane to the east and Calder House Lane to the south. The site topography is generally flat, with a slight fall from the north east corner of the site.
- 2.3 Access to the site can be taken from Calder House Lane. There is no public access across the site, with the nearest public right of way situated off Dimples Lane. The junction with Garstang Road is covered by an existing 30mph speed limit. Garstang Road (B6430) runs approximately north-south from Catterall to the south through Bowgreave and onto Garstang to the north. The M6 motorway runs north-south in parallel, approximately 1km to the east of the site.

Sustainability

- 2.4 The site is sustainably located in close proximity to the A6 corridor to the west, with the nearest bus stops being located on Garstang Road circa 350m west of the site with half hourly services to Lancaster, Preston and Blackpool.
- 2.5 Local Plan Policy SP1- Development Strategy outlines how the overall planning strategy for the Borough will be one of growth within environmental limits. The spatial approach of the Local Plan is one of sustainable extensions to the towns and rural settlements in accordance with the Boroughs settlement hierarchy within which Bowgreave is defined as a “main rural settlement” to accommodate 1,684 units or 19.5% of the housing requirement over the plan period 2011 to 2031.
- 2.6 Within the Inspector’s response it was written for example:

“Moreover, the need to focus significant development in locations that can be made sustainable and where the use of sustainable transport modes can be maximised is in my view not given sufficient weight in the analysis and highway caps. For example along the A6 corridor affected by the Severe Restriction Zone (n1) there are existing and proposed employment opportunities, a range of services and facilities, particularly in Garstang, and the opportunity to use and build upon sustainable modes of travel.” (Our emphasis, Para 9)²

² Document EL6.003a Inspector’s Post Hearing comments 3rd July 2018.

Background – Deliverability and Developability

- 2.7 This representation does not deal with detailed matters able to be viewed as part of application reference 18/00632/OUTMAJ, yet we would reinforce and reference the strong sustainability, developability and deliverability credentials of the site, which were received and supported both through the pre-application commentary (reference 15/00158PREAPP) received from the council (Appendix 3).
- 2.8 For a site to be considered deliverable³, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years
- 2.9 In addition; for a site to be considered developable⁴, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.
- 2.10 To test the deliverability and developability a pre-application request was submitted and formal response returned from the council in February 2016. Prior to the submission of this planning application an exchange of telephone calls was also made between Savills and ██████████ at Wyre Council during April 2018 to confirm the content of the proposed application and suite of documents submitted for consideration.
- 2.11 From this, it became clear that the site is a deliverable and developable site as referenced and confirmed through the positive pre-application feedback in 2016 (Appendix 1). In summary, advice was sought for the proposed development of up to 100 units. The proposed development was considered to be a sustainable proposal which the Council could support subject to resolution of the strategic highways constraints.
- 2.12 The site specific technical constraints were not considered to be insurmountable and the proposal falls within Flood Zone 1. At the time of submission, the Council acknowledged they could not demonstrate a five year supply of housing land.
- 2.13 Further to this, at the time of the pre application consultation the Council were considering including the site as part of their site allocations, which was proposed in the SHLAA 2017 report (under reference Bow_11). Ultimately, it was considered to be a suitable and achievable site.

³ NPPF 2018, Annex2: Glossary

⁴ NPPF 2018, Annex2: Glossary

3. Proposed Main Modifications Commentary

- 3.1 There are two main points we wish to raise with our representations in the interests of helping Wyre realise a sound local plan.
- 3.2 Firstly, there should be a correction of the housing figures expressed principally through MM/003-005, MM/021-23 and MM/048. There is an incorrect housing demand (Objectively Assessed Housing Need [OAHN]) figure, an incorrect supply figure and an incorrect calculation regarding how the Local Plan now meets 97% of the OAHN.
- 3.3 Second, we wish to note our support for the inclusion of Draft Policy LPR 1 and all of its references as directly expressed through MM/089-090.

MM/003-5, MM/021-23 and MM/048 – Incorrect Housing Figures

The Correct Objectively Assessed Housing Need

- 3.4 During Examination it was considered that Wyre had not put forward a Local Plan which had been positively prepared. Here the Council's evidence base identified an OAHN of **9,580** dwellings over the plan period (479 dwellings per annum [dpa]). This was the position as of 13th July 2018⁵.
- 3.5 The Proposed Main Modifications now suggests that the OAHN is to be dropped to **9,285**⁶, equating to 464 dpa. With this new OAHN Wyre are now suggesting 97% of their OAHN requirement can be met.
- 3.6 The rationale for Wyre selecting 464 dpa is unclear. The only inference being that this figure is included purely due to it matching the council's new supply figure of 9,285⁷, having found an additional land supply of 1,060 dwellings since the close of the hearings.
- 3.7 Land supply issues aside, which are dealt with next, the 464 dpa target is below the mid-point of the OAHN range suggested of 457-479 dpa and in any event shows that Wyre are not planning positively in avoiding the higher figure in the range. Indeed within the Housing Background Paper (updated January 2018) it was written by Turley and highlighted in the SHMA that addressing the demographic, market signals and economic evidence would result in a minimum OAN of 457 dwellings per annum⁸.

⁵ Document EL6.003a Post Hearings Advice Inspector dated 5th July 2018

⁶ Document EL7.001a Proposed Main Modifications Paragraph 4.1.11

⁷ Paragraph 16 (red text) Document EL6.003b Post Hearings Advice Council Response dated 30th July 2018

⁸ Submission Document ED010 page 21 updated January 2018.



3.8 There is an implication that the new OAHN seems reactive and there is a danger that if this new OAHN is adopted it runs the risk of the Local Plan being found unsound due to insufficient justification and in the interests of positive planning.

3.9 Our recommendation is therefore as follows:

Recommendation 1: that the OAHN be reinstated to 9,580 dwellings over the plan period in the interests of justified and positive plan making.

Housing supply

3.10 The Inspector noted deliverable sites totalling 8,224/5 in the plan period. Yet, within the Council’s response it was stated that an additional 1,060 dwellings has been found equating to an overall delivery of 9,285.9

3.11 Set alongside the Local Plan’s previous table. Table 1 of the council’s response sets this new supply out as follows. Please note this includes a Savills Assessment with the detailed trajectory set out at Appendix 4.

	Number of dwellings delivered within plan period (2011 2031) Turley Housing Delivery¹⁰ (Inspector’s agreed position)	Number of dwellings delivered within plan period (2011 2031) Post Hearing position (Wyre s Assessment)	Number of dwellings delivered within plan period (2011 2031) Post Hearing Assessment (Savills Evaluation)
<i>Completions 1 April 2011 31 March 2018</i>	1646	2041	2041
<i>Large sites w/ Planning</i>	1212	1056	1056
<i>Allocated sites w/ Planning</i>	2545	2903	2903
<i>Allocated sites without Planning</i>	2482	2359	1971
<i>Small sites w/ planning (discounted 10%)</i>	340	426	426
<i>Windfall allowance</i>	0	500	0
Total	8,225	9285	8397

Table 1 – edited from council’s response documents EL6.003c and Appendix 2 of the Submission Housing Background Paper ED010

⁹ Document EL6.003b Post Hearings Advice Council Response dated 30th July 2018

¹⁰ Table 16 submission Document ED010 updated January 2018

- 3.12 There are two issues here which should be corrected. Firstly, site allocation delivery within the plan period utilising unrealistic build out rates and undevelopable sites and secondly the inclusion of a 500 dwellings windfall allowance.

Site Allocations without planning permission – delivery assumptions

- 3.13 As set out at Appendix 4 there are unrealistic assumptions being made about completions rates and overall site deliverability on the following sites: SA3/1, SA3/4, SA3/3, SA1/5, SA1/3, SA1/16 and SA4. Our rationale is set out within the commentary section of this table.

- 3.14 Our analysis of these key allocations without planning permission shows that many of the sites have too ambitious assumptions over build out rates and lead in periods and there are inclusions of sites where there is no realistic prospect of coming forward within the plan period. We have also updated the table to account for permissions involving these allocations since the January 2018 paper and the extended allocation of SA1/16.

- 3.15 With this evidence we therefore believe a realistic housing supply figure for these allocations is 1,066 dwellings over the plan period against Turley’s comparative figure of 1,577. This equates to a total delivery of 1971 dwellings within allocated sites without planning permission against Wyre’s new figure of 2359.

Windfall Allowance

- 3.16 The matter of including windfalls is in danger of being considered to double count the small sites with planning permission allowance. This double counting was written about and advised against earlier this year within the Turley Housing Background Paper (January 2018):

“In the past the Council adopted a small sites allowance ... This allowance covered small sites which currently had permission and an element of small sites windfalls that were anticipated to arise in the latter part of the five year period.” (Our emphasis, para 7.19).

- 3.17 It goes on to state that whilst the small sites allowance was for 100 dwellings pa the allowance was based on annual average completion rates and within the new trajectory:

“The Council considers it unlikely that windfall delivery will continue in the same manner as has been experienced in the past, primarily due to the significant highways constraints. A windfall allowance was considered but even a small allowance per year results in a large contribution over the Plan period.” (Our emphasis, para 7.21)

3.18 Therefore no windfall allowance was included within the Local Plan and to include now appears odd. It is unclear why the position has now changed, other than to retrospectively boost the supply. In absence of an evidence base explaining why windfalls are suddenly now appropriate a windfall allowance of 500 units should not be counted in the interests of justified and effective plan making.

Recommendation 2: that the supply figure be corrected to 8,397 dwellings over the plan period in the interests of justified and effective plan making.

Recommendation 3: that the percentage of meeting the OAN be reinstated to 87% over the plan period in the interests of justified, positive and effective plan making.

MM/089-90 – Local Plan Review 1

- 3.19 For the avoidance of doubt we support the inclusion of Local Plan Review Policy 1. We are promoting the land at Calder House Lane as an alternative solution to help meet the identified shortfall of 1,183 dwellings across the Local Plan Period.
- 3.20 As explored through the earlier sections of this documents it offers an easily identifiable, deliverable and sustainable solution to help meet the OAHN shortfall in direct accordance with the Inspector's post hearing advice (document reference EL6.003a) in terms of locating new development sustainably on the A6 corridor.
- 3.21 Within this document it was mentioned at paragraph 9 that there is a local need to focus significant development in locations that can be made sustainable and where the use of sustainable transport modes can be maximised. He mentions the A6 corridor and in particular Garstang, which has a range of facilities and infrastructure and as such is a sustainable location for growth. Here he questions whether enough emphasis on sustainably located sites where the use of sustainable transport modes can be maximised in analysing congestion and highway impacts.
- 3.22 As demonstrated through our application the site is clearly a deliverable and developable site and we look forward to discussing the site further with the council at the point of local plan review.

Revisions to the OAHN in light of the Standardised Methodology

- 3.23 No change is recommended to the policy wording, however we would make the point that caution should be exercised with the publication of the Revised NPPF in July 2018. Within this the New Standardised Methodology figures are due in November 2018, thereby replacing the OAHN required since 2012 and moving to the new system of Local Housing Needs Assessments. Yet the figures only apply to Local Plans submitted prior to the 24th January 2019 (paragraph 214).
- 3.24 We therefore feel it is important to address a revised OAHN in light of the Standardised Housing Methodology which is due to come into force. Indeed some council's such as Wyre have automatically taken the figures and included them within housing land supply updates as demonstrated through Wyre's Housing Land Supply Position Statement dated 20th Sept 2018. This now suggests a housing need of 281 dwellings per annum or 5,620. This is some 59% of the correct OAHN set out within the Local Plan.

- 3.25 Within the Council's response on the matter it was made clear that the Local Plan process should not be halted to take account of these revised figures, the implications are 'minor' and as such it does not warrant a review of the current strategy¹¹, including the Local Plan Review Mechanism.
- 3.26 We would echo this sentiment and highlight that ~~Conservative~~ MP, Minister for Housing has specified that the revised housing targets are "very weird" and the Government are undertaking urgent work to look at the issues and to create further guidance. As a result of slower than expected population growth as a result of the past recession, this impacted and reduced the sub-national housing figures, but asks that just because of the population uncertainty local councils should not 'take their foot off the pedal.'¹²
- 3.27 Despite the council looking to perform in its duty in meeting a five year housing land supply through the 20th September 2018 Housing Supply Statement adoption of a lower target is premature. There is every chance figures will be revised upwards with currently 2016 ONS falling some 40% short of national commitment to delivery 300,000 dwellings per annum and the council should not look to evade responsibility when it comes to the review in meeting the correct OAHN figure in 2019.

¹¹ Document EL6.004b – Council response to latest household projections.

¹² Conservative Party Conference 1st October 2018

4. Summary

- 4.1. In summary we make the following recommendations in respect of the Proposed Main Modifications, applicable to the following references MM/003-5, MM/021-23 and MM/048:

*Recommendation 1: that the OAHN be reinstated to **9,580** dwellings over the plan period in the interests of justified and positive plan making.*

*Recommendation 2: that the supply figure be corrected to **8,397** dwellings over the plan period in the interests of justified and effective plan making.*

*Recommendation 3: that the percentage of meeting the OAN be reinstated to **87%** over the plan period in the interests of justified, positive and effective plan making.*

- 4.2. We also wish to record our support for the Local Plan Review mechanisms outlined by draft policy LPR 1 and the provision contained within MM/089 and MM/090.
- 4.3. In stating this support we wish to promote our site as a means to help meet the OAHN shortfall, representing a deliverable and developable site currently being demonstrated through application reference 18/00632/OUTMAJ and as set out within the Inspector's Post Hearing response, contributing to sustainable development along the A6 corridor.



Appendix 1



KEY



Site Location

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Land at Calder House Lane, Bowgreave

on behalf of Garstang Golf Club

Note:- Reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office Crown copyright licence number 100024244 Savills (UK) Limited. Published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Contains Google Maps information © Google Maps and database right.



drawing no.	SK01
rev	-
scale	1:1,250 @ A3
drawn by	RM
checked by	

drawing	Site location
job no.	
date	16 December 2015



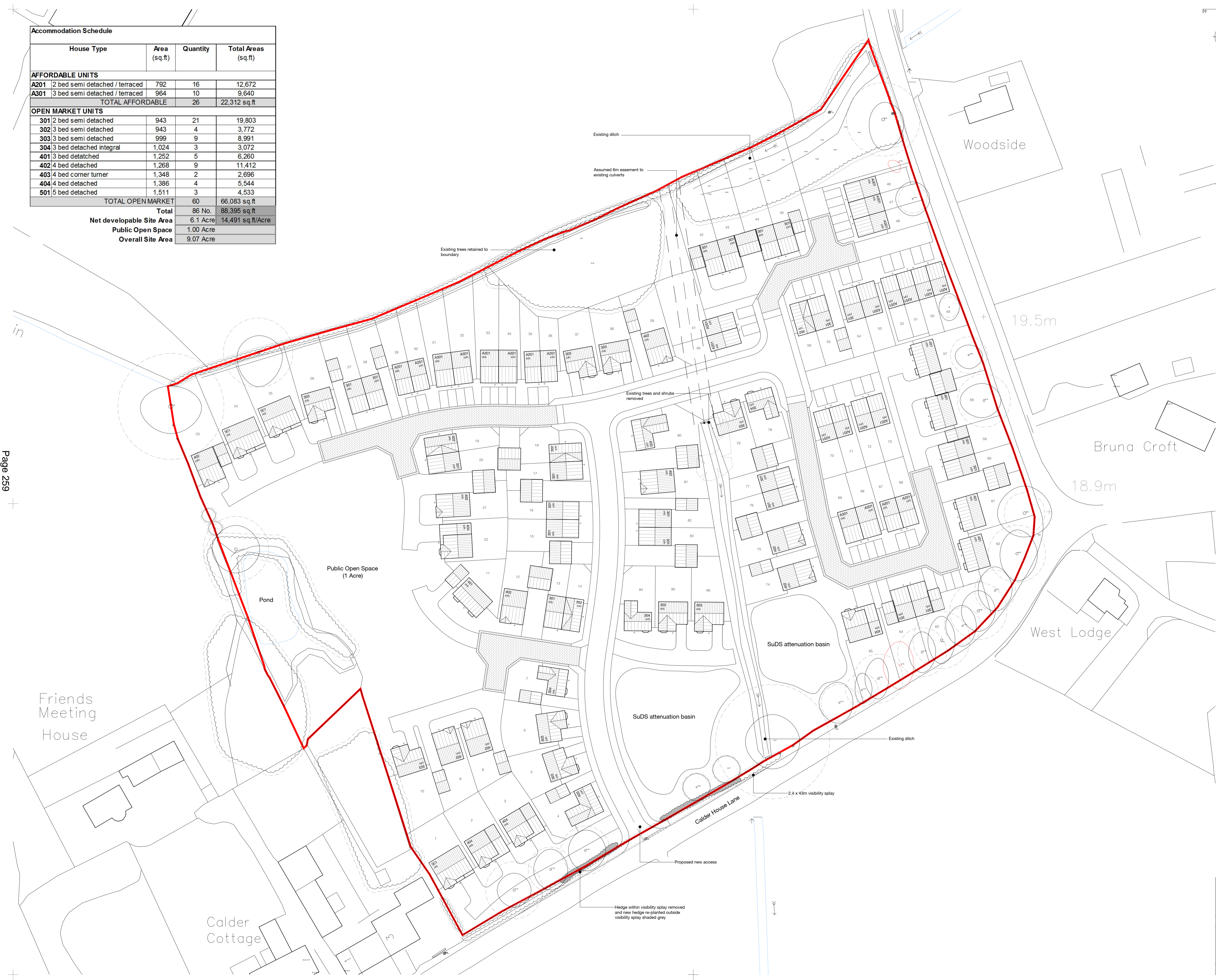
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Appendix 2

Accommodation Schedule			
House Type	Area (sq.ft)	Quantity	Total Areas (sq.ft)
AFFORDABLE UNITS			
A201 2 bed semi detached / terraced	792	16	12,672
A301 3 bed semi detached / terraced	964	10	9,640
TOTAL AFFORDABLE		26	22,312 sq.ft
OPEN MARKET UNITS			
301 2 bed semi detached	943	21	19,803
302 3 bed semi detached	943	4	3,772
303 3 bed semi detached	999	9	8,991
304 3 bed detached integral	1,024	3	3,072
401 3 bed detached	1,252	5	6,260
402 4 bed detached	1,268	9	11,412
403 4 bed corner turner	1,348	2	2,696
404 4 bed detached	1,386	4	5,544
501 5 bed detached	1,511	3	4,533
TOTAL OPEN MARKET	60		66,083 sq.ft
Total	86 No.		88,395 sq.ft
Net developable Site Area	6.1 Acre		14,491 sq.ft/Acre
Public Open Space	1.00 Acre		
Overall Site Area	9.07 Acre		

Notes | Sketch schemes may be based on plan information of unknown origin and is subject to verification and survey. Contractors must verify all dimensions on site before commencing any work or shop drawings. This drawing is not to be scaled. Use figured dimensions only. Ensure digital versions are printed at 'Actual Size'. Building areas are liable to adjustment over the course of the design process due to ongoing construction detailing developments. Subject to statutory approvals and survey. The bar above is to check that the drawing has been printed to scale.

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Rev	Date	Description	Drawn	Checked
C	12.06.18	Annotation amended	CR	GE
B	11.06.18	Attenuation ponds added, tree survey shown	CR	GE
		Layout revised accordingly		
Project: Calder House Lane				
Drawing: Bowgreave				
Client: Savills				
Project Subtitle Description: SUITABLE FOR INFORMATION EIM Subtitle Code: S2				
Status:	Preliminary	2 Riverside Way	325 City Road	
Date:	05.04.18	London EC2R 7EJ	LONDON	
Drawn:	CR	1 013 818 8041	1 0203 803 8002	
Checked:	GE	edward@edwardarchitecture.co.uk		
Scale (A1):	1:500			
0682 - EA - A - S001 - C				edward architecture

Appendix 3

Pre-Application Delegated Report Sheet

Application Number: 15/00158/PREAPP

Proposal: Pre-application meeting for proposed residential development.

Location: Land At Calder House Lane And
Dimples Lane
Bowgreave
Lancashire

Applicant: Carrick Sports Ltd

Correspondence Address: ~~0113 2700000~~
Savills UK Ltd
29 King St
Leeds
LS1 2HL

Case Officer's Report:

Meeting Date: 11th February 2016

Proposal: advice is sought on a residential development of up to 100 houses on land at Dimples Lane and Calder House Lane in Bowgreave.

1.0 RELEVANT PLANNING HISTORY

1.1 No relevant planning history is identified on the site. It is acknowledged that proposals for other residential schemes are pending determination within Bowgreave and the wider area.

2.0 RELEVANT PLANNING POLICIES

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

2.1 The Framework sets out a presumption in favour of sustainable development (para 14). Sustainability comprises economic, social and environmental dimensions and the planning system is intended to play an active role in the delivery of sustainable development. Local needs and circumstances must be taken into account. Development proposals that accord with the development plan should be approved without delay. Proposals for sustainable development should be supported where possible.

2.2 Twelve core planning principles are identified. These include supporting sustainable economic development to meet local need whilst securing high quality design and a good standard of amenity. The different roles and characters of different areas must be considered and the natural environment should be conserved and enhanced. Full account of flood risk must be taken. Heritage assets must be conserved in a manner appropriate to their significance. The effective use of land is encouraged and patterns of growth must be actively managed to make fullest use of sustainable transport modes.

2.3 Sections 4, 6, 8, 10, 11 and 12 are relevant.

NATIONAL PLANNING PRACTICE GUIDANCE (NPPG):

2.4 The NPPG includes the following sections which are of relevance:

- Conserving the historic environment
- Flood risk and coastal change
- Health and well-being
- Land contamination
- Minerals
- Natural environment
- Planning obligations
- Rural housing
- Transport evidence bases in plan-making and decision-taking
- Travel plans, transport assessments and statements in decision-taking

ADOPTED WYRE BOROUGH LOCAL PLAN (SAVED POLICIES):

2.5 The following policies are of most relevance:

- SP2 - Strategic location for development
- SP13 - Development in the countryside
- SP14 - Standards of design and amenity
- ENV7 - Trees on development sites
- ENV15 - Surface water run-off
- H13 - Open space in new housing developments
- CIS6 - Securing adequate servicing and infrastructure

SUPPLEMENTARY PLANNING DOCUMENT:

2.6 SPG 2 - Trees on development sites

2.7 SPG 4 - Spacing in new housing developments.

EMERGING LOCAL PLAN:

2.8 The following policies are of most relevance:

- CS1 - Spatial strategy for Wyre: distribution of development
- CS2 - Spatial strategy for Wyre: settlement and centre hierarchy
- CS9 - Strategy for Garstang and Catterall
- CS13 - Sustainable development
- CS14 - Quality of design
- CS16 - Transport, accessibility and movement
- CS17 - Infrastructure and community facilities
- CS18 - Green infrastructure
- CS19 - Biodiversity and geodiversity
- CS20 - Housing mix
- CS21 - Affordable housing
- CS24 - The countryside
- CS25 - Flood risk and water resources
- CS28 - The historic environment

3.0 RELEVANT SITE CONSTRAINTS

3.1 Part of the site falls within a Minerals Safeguarding Area. There is a pond, hedgerows and trees on site and the Little River Calder originates above ground on the site. There is also a Listed Building in close proximity.

4.0 PLANNING ISSUES

4.1 The main issues for consideration would be:

- The acceptability of residential development in principle
- Planning obligations
- Housing mix and density
- Residential amenity
- Visual impact
- Ecological and arboricultural impact
- Drainage and flood risk
- Parking and highway safety
- Sustainability considerations

Acceptability of residential development in principle

4.2 The site falls within designated countryside. Policy SP13 aims to protect the intrinsic rural character and appearance of the countryside by restricting new development. Whilst the more recently published National Planning Policy Framework recognises the need to protect the inherent qualities of the countryside, it also expects decision-makers to be proactive in supporting development to deliver the homes, jobs and infrastructure that local communities need. In this way the NPPF carries more weight than the local plan policy and is supportive of development that can be demonstrated to be sustainable. At present the Council is unable to demonstrate a five year supply of housing land and is considering the inclusion of the site as a potential allocation for future housing development as part of the emerging Local Plan. On this basis residential development on the site is considered to be acceptable in principle. It is understood that you would seek to make an application in outline form with only the matter of access for detailed agreement. This approach is considered to be appropriate.

Planning obligations

4.2 Affordable housing provision equivalent to 30% of the residential development proposed would be required. This provision should be made on-site. Please note that the Council is currently undertaking a rural housing needs survey that is due to be published this spring. This may indicate a different requirement for affordable housing provision than at present and so you are advised to contact the Council for further guidance should your submission be after this time.

4.3 A scheme of the size proposed would have the potential to require a contribution towards local education provision. As explained in our meeting, Lancashire County Council as Local Education Authority is unable to participate in pre-application discussions. Any necessary contribution would, however, be calculated in accordance with the County Council's published Education Contribution Methodology which can be found here <http://www.lancashire.gov.uk/council/planning/planning-obligations-for-developers/education-contributions-guidance.aspx>.

4.4 Policy H13 of the adopted Local Plan relates to the provision of public open space as part of new housing developments. A scheme of the size proposed would generate a minimum requirement of 0.004ha per dwelling and this should be provided on-site. As discussed, the provision of play equipment as part of the open space would be desirable but is not a planning policy requirement.

Housing mix and density

4.5 It is recognised that you are only seeking general advice at this time and have not drawn up any kind of indicative site plan. However, in your letter you make reference to the provision of between 90 and 100 new homes. This would equate to a gross housing density of 26.5-29.5 dwellings per hectare. Given the existing ecological features on site and the need to retain these elements, it is considered that this number of properties would give rise to a net housing density that would be excessive and out-of-keeping with the character of Bowgreave. A less intensive scheme would be more appropriate and it is recommended that the density of development be reduced as you move away from the main body of Bowgreave towards Dimples Lane. A density of between 20-25dph would be considered more appropriate.

Residential amenity

4.6 Although not a matter for consideration at this stage, your attention is drawn to the Council's adopted guidance on spacing in new residential developments. This is set out in Supplementary Planning Guidance Note 4 which is available to view on the Council website. It specifies that, for two-storey development, front/rear-to-front/rear separation distances of a minimum of 21m are required with a separation of a minimum of 13m needed between front/rear and side elevations. A minimum of 1m should be provided between the side elevation of a property and its boundary.

Visual impact

4.7 The site is currently open countryside, and there is a public right of way to the north-east. Bowgreave is a small settlement with a predominantly linear character focussed on the B6430. The proposal would be of significant scale and would represent a clear and notable incursion into the open countryside. Visual impact would therefore be a key consideration. A basic landscape and visual assessment should also be provided and this should explain how the site would be screened and how visual impact would be mitigated. Photomontages from key vantage points would be useful. It would be expected that as much of the existing landscaping be retained as possible in order to minimise the visual impact of development.

Heritage impact

4.8 The Bowgreave Friends Meeting House is a Grade II Listed Building to the south-west of the site. It is acknowledged that this is currently well screened from the site but a Heritage Statement would nevertheless be needed in support of any application.

Ecological and arboricultural impact

4.9 As discussed in our meeting, there is a pond within the copse of trees to the west of the site and the Little Calder River originates at ground level at the centre of the site. The land is bounded by hedgerows that appear on the 1845 historic maps and there are a number of trees on site. In particular, those trees along Calder House Lane are of veteran status and therefore of particular arboricultural value. Given the presence of these features, any application would need to be supported by a phase 1 ecological

assessment, a tree survey, an arboricultural impact assessment and a tree protection plan and method statement. The hedgerows and trees should be retained wherever practicable. Any losses would have to be fully justified and mitigated with appropriate replacement planting. Proposed landscaping would have to enhance the rural character of the site with native species. The ecological appraisal should include any necessary mitigation measures and a scheme for biodiversity enhancement.

Drainage and flood risk

4.10 It is noted that the site falls within flood zone 1 and so there would be no requirement for you to demonstrate compliance with the sequential or exceptions tests. A site-specific flood risk assessment and drainage strategy would be required. This should be based on sustainable drainage principles and should show that surface-water run-off from the developed site would not exceed that for the undeveloped site for an equivalent rainfall event. Lancashire County Council is the Lead Local Flood Authority for the Wyre area and has produced some guidance with regard to surface-water management which can be accessed via the following link: <http://www.lancashire.gov.uk/media/657248/LLFA-Standing-Pre-Application-Advice.pdf>.

Access and highway safety

4.11 This was a matter discussed at considerable length in our meeting. Highway capacity is a key issue for the borough and the Council is working closely with Highways England and Lancashire County Council as Local Highway Authority on the development of the emerging Local Plan. The main consideration is the capacity of Junction 1 of the M55 motorway. This junction has seen some improvements in recent years but those works have largely been undertaken to absorb the impact of development in the north Preston area. It is now considered that the junction is operating at capacity and no realistic schemes to extract additional capacity from the junction have been identified. The potential to develop a new motorway junction from the M6 has been considered but it is understood that there would be no national policy support for such a scheme in the absence of a major strategic development proposal of the type that is unlikely to be seen in the borough. In considering this option, the Council and Highways England have been mindful of the essentially rural nature of the A6 corridor and the characters of the settlements it serves. Even were a new motorway junction justified, the delivery of such would be on a timescale that would exceed the emerging Local Plan period and would not assist the assessment of current development proposals. As a result of these key constraints, the Council is unable to allocate additional land within the A6 corridor for residential development.

4.12 As we explained, the County's calculations of capacity take into account three recent, strategic proposals at Nateby Crossing Lane, Joe Lane and Daniel Fold Lane. It is acknowledged that the Nateby Crossing Lane application was refused by Wyre Borough Council's Planning Committee on localised highway safety impacts. An appeal against this determination has been lodged. LCC are of the opinion that the decision is indefensible and that the scheme will come forward, and are therefore maintaining the stance that it should be taken into account as part of any assessment of highway capacity. As explained in the meeting, on the basis of this approach, the County has lodged objections against the current residential development proposals in the area and an application has consequently been recently refused in Barton. To date, this approach has not been tested through appeal. However, even if the County's stance on the Nateby Crossing Lane application was not accepted by the Planning Inspectorate and permissions for other schemes were granted as a result, this would only release a capacity of some 270 new units, and this would be taken up almost entirely by proposals currently in the system.

4.13 In addition to the issues relating to highway capacity, we discussed the sustainability of the site in terms of access to services and also any factors that might outweigh the highway capacity concerns. It was noted that Bowgreave is a relatively small settlement with no shops or community facilities other than the Garstang Academy secondary school. You questioned whether the provision of affordable or retirement accommodation would be looked upon more favourably. As explained, occupants of affordable homes are no less likely to be dependent upon private car use and, if it could be demonstrated that car ownership/use were lower for that type of development, the lack of facilities in Bowgreave would then render the proposal unsustainable. The same is true for retirement accommodation where car ownership may be lower but where occupants would be likely to be less mobile and with a greater vulnerability to social isolation. Again such a scheme would be judged unsustainable. As discussed, it would be possible for LCC to request contributions toward sustainable travel modes in order to improve the connectivity of the site to local community services. However, it is also recognised that resource pressures are likely to mean the withdrawal of subsidies for local, rural bus services which would result in closure where the service is not commercial viable. As such, a contribution towards local sustainable transport provision would not be seen as a realistic solution. No measures were identified that would weigh sufficiently in favour of development so as to outweigh the severe detrimental impact that would arise to the highway network.

4.14 As discussed, Lancashire County Council as the Local Highway Authority is unable to participate in pre-application discussions at the present time and so no comments are available as to the potential impact of the scheme on the local highway network. It is noted that the consultee response in relation to the proposal immediately to the south did not raise any such concerns. The Council cannot, however, offer any additional advice on this matter.

Sustainability considerations

4.15 In our meeting we discussed the potential to provide a facility such as a community shop on the site in order to improve the sustainability credentials of the development and settlement. It is not considered that a scheme of the scale proposed would justify a requirement for any services provision and, if such were proposed, you would need to demonstrate that the development justified the provision in order for any weight to be attached to it. The Council cannot offer any evidence to suggest that either the developments currently proposed when considered cumulatively or Bowgreave as a settlement would be able to support a community facility. Furthermore, given the position of the site on the periphery of the village, it would not be a desirable location for the provision of a village shop. Again, it is not considered that the provision of a community facility would outweigh the harm to highway safety that would arise from the increase in pressure on the network.

Other issues

4.16 Part of the site falls within a defined Minerals Safeguarding Area and so Policy M2 of the Joint Lancashire Minerals and Waste Local Plan is relevant. This policy states that incompatible development will not be supported on land within a minerals safeguarding area unless the applicant can demonstrate that: the mineral is no longer of value or has been fully extracted; the full extent of the mineral could be satisfactorily extracted prior to development; the development is temporary and would not prevent future extraction; there is an over-riding need for the development; the depth of the mineral would make prior extraction unfeasible; or that extraction would cause land stability issues. The

Council would consult Lancashire County Council as the Local Minerals and Waste Authority on this matter and so it would need to be addressed in any submission.

5.0 SUBMISSION REQUIREMENTS

5.1 A full application would require the following:

- Application form
- Fee
- Planning statement
- Design and access statement
- Landscape and visual impact assessment
- Transport assessment including an assessment of accessibility and a draft framework travel plan
- Flood risk assessment
- Phase 1 ecological survey
- Tree survey and arboricultural impact assessment
- Agricultural land classification assessment
- Heritage statement
- Phase 1 study to establish the potential for land contamination
- Location plan
- Access plan
- Indicative layout/parameters plan
- Drainage survey and strategy
- Draft legal agreement including solicitors details and proof of title

5.2 It is recommended that the local Parish Council and local residents be informed and consulted on any proposed scheme prior to the submission of a formal planning application to enable questions and concerns raised at an early stage in the process. A Statement of Community Involvement should be submitted with any formal application.

6.0 OTHER

6.1 Any advice given by Council officers for pre-application enquiries represents their professional opinion but should not be taken as indicating any formal decision by the Council as local planning authority due to the democratic requirements of the application process. Any views or opinions expressed are given in good faith and to the best of the officer's ability, without prejudice to the formal consideration of any planning application following statutory public consultation, site assessment and the evaluation of the information and plans submitted as part of a formal application. Any subsequent alterations to local and national planning policies might affect the advice given and the subsequent formal consideration of the application, especially if some time elapses between the pre-application advice and the submission of an application. The weight that can be given to the pre-application advice will, therefore, diminish over time.

6.2 Please note that the Council will write to Parish/Town Councils and Local Ward Members informing them of the pre-application meeting on a private and confidential basis.

6.3 The details of any pre-application enquiry and responses given are treated in confidence as far as the law will allow. Please be aware that under the provisions of the Freedom of Information Act and the Environmental Information Regulations any information submitted as part of pre-application discussion cannot automatically be deemed to be in confidence as the Council may receive a request for information under

these Acts. If such a request is received the Council will ask you to identify any information that you require not to be disclosed under these Regulations together with any supporting reasons. Please note, however, that the Council shall be responsible for deciding at its absolute discretion whether any information requested is exempt from disclosure under the Regulations.

Case Officer's Signature: 

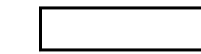
Senior Officer's Signature: 

Date: 4 March 2016

Appendix 4

	Site Name	Planning Application Reference	Planning Application Approval Date	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Total Completions	Comments
SA3/1	Fleetwood Dock and Marina	N/a	N/a															10	20	20	20	20	20	110	Technical flood mitigation, SSSI and biological heritage site issues resulting in challenging site viability. Requires masterplanning exercise prior to application submission. Unlikely to come forward until 2025 at a rate of 20dpa maximum due to market area.
SA3/4	Forton Extension	18/00469 18/00418	Pending												20	35	35	35	35	35	35	35	35	300	Masterplan to be agreed with Wyre prior to application and site to take into account high pressure gas mains and avoid impact on listed buildings. Outline applications only submitted for 357 dwellings. Pending decisions.
SA3/3	West of Gt Eccleston	15/00576 16/00650	Approved												10	35	35	35	35	35	35	35	35	290	Outline applications only made for 183 dwellings. Build out rates would more likely achieve 35dpa.
SA1/5	South East Poulton	14/00607 16/00444 16/00742 16/01043	20/1/16 2/11/16 5/08/18 17/11/16												25	25	25	25	6					106	Application 16/01043 since has submitted a request for a removal of affordable housing contribution (see application 18/00680). Viability issues due to ground conditions, unclear if application can come forward within plan period. 130 dwellings to be removed from figure.
SA1/3	Land Between Fleetwood Rd North and Pheasant Wood																							0	Former landfill site. In absence of application unclear if site is suitable for development in light of ground conditions and is circa 50% in flood zone 2. Challenging market area for mitigation measures. Considered undeliverable and undevelopable in absence of sufficient evidence base.
SA1/16	West of Cockerham Rd														20	30	30	30	30	30	30	30	30	260	Updated to reflect revised allocation
SA4	Hillhouse EZ																							0	No application lodged. Heavily constrained site with little evidence base. Site is located in flood zone 2 and 3, adjacent to SPA, SSSI, BHS and Ramsar site. Requires masterplan layout prior to application submission. Understood to be contaminated. Challenging market area leading to slower build out rates. Undeliverable and undevelopable.
																						Total	1066		

Appendix 4
Savills Assessment of Housing Delivery in Wyre
23/10/2018



DRAFT



Subject: FW: Wyre Local Plan to 2031 Partial Review Scoping Consultation
Attachments: 20.04.14 Wyre Council Local Plan Scoping Mar-Apr 20.pdf; 20.04.14 Wyre Local Plan to 2031 Partial Review Scoping Consultation.pdf

From: National Grid (Avison Young - UK) <nationalgrid.uk@avisonyoung.com>
Sent: 14 April 2020 14:13
To: Policy, Planning <Planning.Policy@wyre.gov.uk>
Subject: Wyre Local Plan to 2031 Partial Review Scoping Consultation

Dear Sir / Madam

We write to you with regards to the current consultation as detailed above in respect of our client, National Grid.

Please find attached our letter of representation. Please do not hesitate to contact me via nationalgrid.uk@avisonyoung.com if you require any further information or clarification.

Regards



Planner

nationalgrid.uk@avisonyoung.com

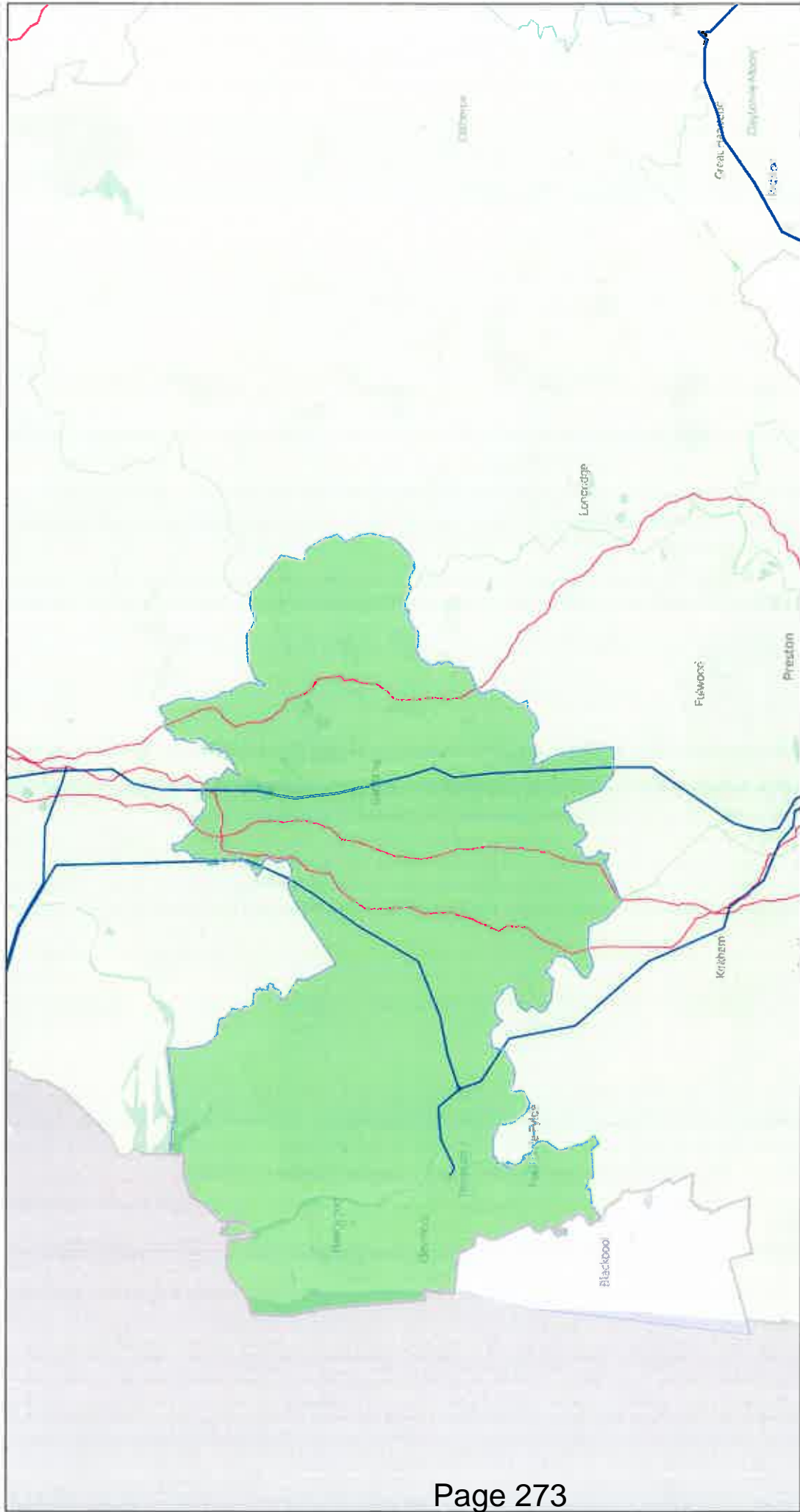
avisonyoung.co.uk



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Email secured by Check Point

Wyre Local Plan to 2031 Partial Review Scoping Consultation



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Gas_Assets_6495

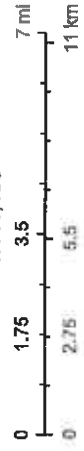
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Development_Plan_Monitoring_v2_977_422_9976

1:144,136



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Our Ref: MV/ 15B901605

T: +44 (0)191 261 2361
F: +44 (0)191 269 0076

14 April 2020

avisonyoung.co.uk

Wyre Council
via email only

Dear Sir / Madam
**Wyre Local Plan to 2031 Partial Review Scoping Consultation
March – April 2020
Representations on behalf of National Grid**

National Grid has appointed Avison Young to review and respond to local planning authority Development Plan Document consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.

About National Grid

National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators, so it can reach homes and businesses.

National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.

National Grid Ventures (NGV) is separate from National Grid's core regulated businesses. NGV develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States.

National Grid assets within the Development Plan Document area:

Following a review of the above Development Plan Document, we have identified that one or more National Grid assets within the Plan area.

Details of the National Grid assets are provided below.

Electricity Transmission

Asset Description

4TD ROUTE TWR (001 - 070): 400Kv Overhead Transmission Line route: HEYSHAM - PENWORTHAM - STANAH 1
VF ROUTE TWR (001 - 071): 400Kv Overhead Transmission Line route: HEYSHAM - PENWORTHAM - STANAH 1
ZX ROUTE TWR (248R - 444R): 400Kv Overhead Transmission Line route: HEYSHAM- HUTTON - PENWORTHAM 1

Electrical Substation: STANAH 400KV
Electrical Substation: STANAH 132KV

Gas Transmission

Asset Description

Gas Transmission Pipeline, route: CARNFORTH TO TREALES
Gas Transmission Pipeline, route: LUPTON TO BRETHERTON
Gas Transmission Pipeline, route: GRAYRIGG TO SAMLESBURY

A plan showing details of the site locations and details of National Grid's assets is attached to this letter. Please note that this plan is illustrative only.

Please also see attached information outlining further guidance on development close to National Grid assets.

Further Advice

National Grid is happy to provide advice and guidance to the Council concerning their networks. If we can be of any assistance to you in providing informal comments in confidence during your policy development, please do not hesitate to contact us.

To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect their assets. Please remember to consult National Grid on any Development Plan Document (DPD) or site-specific proposals that could affect National Grid's assets. We would be grateful if you could check that our details as shown below are included on your consultation database:

~~0191 269 0094~~, Director

nationalgrid.uk@avisonyoung.com

Avison Young
Central Square South
Orchard Street
Newcastle upon Tyne
NE1 3AZ

~~0191 269 0094~~, Town Planner

box.landandacquisitions@nationalgrid.com

National Grid
National Grid House
Warwick Technology Park
Gallows Hill
Warwick, CV34 6DA

If you require any further information in respect of this letter, then please contact us.

Yours faithfully,



~~0191 269 0094~~ MRTPI

Director

0191 269 0094

nationalgrid.uk@avisonyoung.com

For and on behalf of Avison Young

Guidance on development near National Grid assets

National Grid is able to provide advice and guidance to the Council concerning their networks and encourages high quality and well-planned development in the vicinity of its assets.

Electricity assets

Developers of sites crossed or in close proximity to National Grid assets should be aware that it is National Grid policy to retain existing overhead lines in-situ, though it recognises that there may be exceptional circumstances that would justify the request where, for example, the proposal is of regional or national importance.

National Grid's '*Guidelines for Development near pylons and high voltage overhead power lines*' promote the successful development of sites crossed by existing overhead lines and the creation of well-designed places. The guidelines demonstrate that a creative design approach can minimise the impact of overhead lines whilst promoting a quality environment. The guidelines can be downloaded here: <https://www.nationalgridet.com/document/130626/download>

The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels do not result in safety clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above ordnance datum, at a specific site.

National Grid's statutory safety clearances are detailed in their '*Guidelines when working near National Grid Electricity Transmission assets*', which can be downloaded here: www.nationalgridet.com/network-and-assets/working-near-our-assets

Gas assets

High-Pressure Gas Pipelines form an essential part of the national gas transmission system and National Grid's approach is always to seek to leave their existing transmission pipelines in situ. Contact should be made with the Health and Safety Executive (HSE) in respect of sites affected by High-Pressure Gas Pipelines.

National Grid have land rights for each asset which prevents the erection of permanent/ temporary buildings, or structures, changes to existing ground levels, storage of materials etc. Additionally, written permission will be required before any works commence within the National Grid's 12.2m building proximity distance, and a deed of consent is required for any crossing of the easement.

National Grid's '*Guidelines when working near National Grid Gas assets*' can be downloaded here: www.nationalgridgas.com/land-and-assets/working-near-our-assets

How to contact National Grid

If you require any further information in relation to the above and/or if you would like to check if National Grid's transmission networks may be affected by a proposed development, please contact:

- National Grid's Plant Protection team: plantprotection@nationalgrid.com

Cadent Plant Protection Team
Block 1
Brick Kiln Street
Hinckley
LE10 0NA
0800 688 588

or visit the website: <https://www.beforeyoudig.cadentgas.com/login.aspx>

DRAFT

~~CONFIDENTIAL~~

Subject: FW: Comments - partial review of the Wyre Local Plan to 2031

From: ~~CONFIDENTIAL~~ <clerk@barnacrewithbondsparishcouncil.org>

Sent: 23 March 2020 10:15

To: Policy, Planning <Planning.Policy@wyre.gov.uk>

Subject: Comments - partial review of the Wyre Local Plan to 2031

Good morning,

Please see below the comments from the Barnacre-with-Bonds Parish Council in relation to the partial review of the Wyre Local Plan to 2031:

The Parish Council requests that when Wyre planning review the objectively assessed housing needs (Housing OAN) they consider the latest available data. The Office of National Statistics (ONS) has recently published 2016 based Household Projections. These supersede the 2014-based projections which were a key input into Wyre Council's determination of the objectively assessed housing needs. The 2016-based household projections suggest reduced household growth in Wyre over the Local Plan period 2011 to 2031 by some 668 households. In addition the Government within its National Planning Policy Framework has revised its methodology for calculating local housing needs.

The Parish Council requests that the revised data and methodology are used when determining Wyre Council's objectively assessed housing needs and the allocation of development sites for this review of Wyre Local Plan to 2031.

Kind regards

~~CONFIDENTIAL~~

Clerk & RFO to Barnacre-with-Bonds Parish Council

DRAFT

[Redacted]

Subject: FW: Blackpool Council Response to the Partial Review Scoping Consultation
Attachments: BC response to Wyre partial review dated 14 Apr 2020.doc

From: [Redacted] <[Redacted]@blackpool.gov.uk>
Sent: 14 April 2020 12:28
To: Policy, Planning <Planning.Policy@wyre.gov.uk>
Cc: [Redacted] <[Redacted]@wyre.gov.uk>; [Redacted] <[Redacted]@wyre.gov.uk>; [Redacted] <[Redacted]@blackpool.gov.uk>
Subject: Blackpool Council Response to the Partial Review Scoping Consultation

Good Afternoon,

Please find attached Blackpool Council's response to the Local Plan Partial Review Scoping Consultation.

Kind Regards

[Redacted]

[Redacted]
Senior Planning Officer

Planning Strategy Team
Growing Places Department | Blackpool Council | Number One Bickerstaffe Square | Blackpool | FY1 1LZ

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Email secured by Check Point

Date: 14th April 2020

[REDACTED]
Planning Policy Manager
Wyre Council
Civic Centre, Breck Road
Poulton-le-Fylde
FY6 7PU

Direct Line: **[REDACTED]**
Email: **[REDACTED]**@blackpool.gov.uk

Wyre Local Plan Partial Review - Scoping Consultation

Dear **[REDACTED]**

Thank you for inviting Blackpool Council to comment on the scope of the Partial Review for the Wyre Local Plan to 2031.

We note that the review is focussed on the detail set out in adopted policy LPR1 which states:

'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.

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

In addition we understand the review will also ensure the plan policies are in line with NPPF 2019 which was published post the adoption of the Local Plan.

In light in what is set out in the scoping consultation email we would like to make the following observations:

We note that it is not clear at this stage whether Wyre Council will adopt a housing need figure in line with the Standard Method or alternatively propose a higher level of housing demonstrating exceptional circumstances. Blackpool Council therefore welcomes continued engagement on this

GROWING PLACES
Blackpool Council
PO Box 17
Blackpool
FY1 1LZ

Contact
T: (01253) 477477
www.blackpool.gov.uk



matter through the Duty to Co-operate.

The consultation email states that revisions to allocations will not fall within the scope of this partial review and will not be taken forward. The Inspector's Report to the Local Plan states: *'As part of the review transport and highway issues would need to be revisited, including the effects of committed highway schemes, the scope for sustainably located sites and additional infrastructure requirements.'*

Blackpool Council understands that most sites would remain relevant however we note what the Inspector appeared to raise concerns regarding housing allocations at Inskip and Forton in Paragraph 74 of his report.

The Inspector also raised concerns over the highways evidence and stated *'With regard to highway capacity, it has had the effect of not only limiting the strategy options but also constraining the ability to meet the OAN. Thus information on highway capacity forms a crucial component of the evidence base. LCC's report (ED094a) is helpful in understanding the constraints of the options and particular settlements/sites. However, it is necessarily a high level primarily desktop assessment. Moreover, although having regard to committed schemes, it does not appear to robustly model how new transport infrastructure could cost effectively limit the significant impacts of development.'*

In light of the above we consider that the implications of undertaking additional highways assessments and consideration of where sustainable modes of transport can be maximised means that the partial review does require a review of housing site allocations and potentially strategic options (refer paragraph 72 of the Inspector's Report).

If you require any further clarification on the issues raised in this letter please do not hesitate to contact me.

Yours sincerely



Head of Planning and Transport Strategy



DRAFT

~~CONFIDENTIAL~~

Subject: FW: Regulation 18 - LP Review
Attachments: Letter to Wyre LPA - Reg 18 LP Review.pdf

From: ~~CONFIDENTIAL~~ @emeryplanning.com>
Sent: 14 April 2020 15:52
To: Policy, Planning <Planning.Policy@wyre.gov.uk>
Cc: ~~CONFIDENTIAL~~ @emeryplanning.com>
Subject: Regulation 18 - LP Review

Dear Sir/Madam

Please find attached letter in relation to the scope for the LP review.

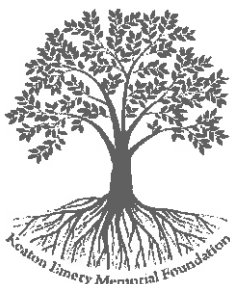
I would be grateful if you would confirm safe receipt.

Kind regards

~~CONFIDENTIAL~~

~~CONFIDENTIAL~~ BA (Hons) MPlan MRTPI
Principal Consultant

Tel: 01625 433 881
Fax: 01625 511 457
Direct dial: 01625 442 787
~~CONFIDENTIAL~~
www.emeryplanning.com



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Hobson Street
Macclesfield
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info@emeryplanning.com

[REDACTED]

Planning Policy Manager
Wyre Borough Council
Civic Centre
Breck Road
Poulton-le-Fylde
Lancashire
FY6 7PU

14 April 2020

EP ref: 17-366

[REDACTED]

T: 01625 442 786

[REDACTED]@emeryplanning.com

Dear [REDACTED]

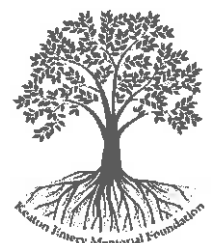
Re: Wyre Local Plan Partial Review – Overall scope

We are instructed on behalf of several clients with site interests across Wyre. We were also involved in the EIP for the adopted local plan and we are familiar with the background to the development plan.

We acknowledge the need for a partial review of the local plan in accordance with Policy LPR1. It is noted from the email circulated to interested parties by the Council that there will be no changes made to allocations already made through the adopted local plan. We fully support this approach.

In terms of housing, the standard method should be the starting point for establishing the housing requirement for the Borough. From experience the standard method does not address affordable housing needs in many local plan authority areas, and we see this is an important component of the evidence base. Other potential considerations is whether or not there is a need to uplift the standard method for economic reasons and to take account of the needs of households not including in the household projections such as C2 institutional uses.

The Council will need to consider whether any deliverability issues for key site allocations have arisen and how the current Covid19 restrictions are likely to undermine delivery. This is particularly important for site allocations where the Council requires a Masterplan to be agreed in advance of any planning permission being granted. This policy should be reviewed. It will also be necessary to consider what actions are required in order to maintain a five-year housing land supply of deliverable sites going



forwards not only as part of the local plan review but also the Annual Position Statement which we note the Council intends to submit.

We would expect that the Council will carry out its duty to co-operate obligations as part of the local plan review with all neighbouring authorities, which comprise Blackpool, Fylde, Preston and Lancaster. It will be important that the Council allows for early engagement with neighbouring authorities, particularly in terms the overall housing requirement and highways constraints and any unmet needs across the region.

We are keen to engage positively with the emerging local plan review and wish to be kept informed as to progress and future consultations as the relevant evidence becomes available e.g. highways constraints. In the meantime, please do not hesitate to contact us.

Yours sincerely
Emery Planning

 BSc (Hons), MRTPI
Director

DRAFT

~~CONFIDENTIAL~~

Subject: FW: PR Scoping (Reg 18 Letter)
Attachments: Fylde Council response to Wyre reg 18 consultation.pdf

From: ~~Andrew G. [redacted]~~ @fylde.gov.uk>
Sent: 09 April 2020 15:49
To: Policy, Planning <Planning.Policy@wyre.gov.uk>
Cc: ~~Andrew G. [redacted]~~ @fylde.gov.uk>; ~~Andrew G. [redacted]~~ @fylde.gov.uk>; ~~Andrew G. [redacted]~~ @fylde.gov.uk>; ~~Andrew G. [redacted]~~ @fylde.gov.uk>; ~~Andrew G. [redacted]~~ @fylde.gov.uk>; ~~Andrew G. [redacted]~~ @fylde.gov.uk>; ~~Andrew G. [redacted]~~ @fylde.gov.uk>
Subject: PR Scoping (Reg 18 Letter)

Dear sir/madam

Please find attached the response of Fylde Council to your consultation on the Scope of the Partial Review of the Wyre Local Plan (2011-2031).

Kind regards



~~CONFIDENTIAL~~

Principal Planning Officer (Policy)

t: 01253 658419
e: ~~andrew.g. [redacted]~~ @fylde.gov.uk

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www.fylde.gov.uk

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[REDACTED]
Planning Policy Manager
Wyre Council
Civic Centre, Breck Road
Poulton-le-Fylde FY6 7PU

Our Ref: Wyre reg 18

Your Ref:

Please Ask For: **[REDACTED]**

Telephone: 01253 658460

Email: **[REDACTED]**@fylde.gov.uk

Date: 09 April 2020

Dear **[REDACTED]**

Wyre Local Plan (2011-2031) Partial Review Scoping Consultation

Thank you for inviting Fylde Council to comment on the scope of the Wyre Local Plan Partial Review. The two councils have maintained dialogue and engagement concerning the progress of our respective partial reviews through the Fylde Coast Duty to Co-operate meetings and through direct engagement between officers, through the governance provided by the Duty to Co-operate Memorandum of Understanding between the Fylde Coast Authorities and Lancashire County Council. We will continue to work with you in relation to cross-boundary strategic matters in support of your Partial Review.

The consultation letter makes reference to the two triggers that have prompted the need for the Partial Review. The first is the matter of the requirements of the National Planning Policy Framework (February 2019) paragraph 212, for the revision of the plan to reflect policy changes in the new Framework. In this respect, Wyre Council is in a similar position to Fylde Council in that the examination of both plans continued and both were adopted under the transitional arrangement of paragraph 214 of the new Framework. Fylde Council supports the inclusion of this element within the Partial Review and Wyre Council's efforts to ensure that its Local Plan remains compliant with national policy.

The second trigger is the requirement of Policy LPR1 of the Wyre Local Plan (2011-2031) for an early Partial Review of the Local Plan. Again the nature of this trigger is similar to that faced by Fylde Council with our own Partial Review, in that it is included within the text of the adopted local plan. Fylde Council supports Wyre Council in bringing forward its Partial Review to address this requirement in its Local Plan, notwithstanding its commencement after the date stipulated in the policy.

The description within the consultation letter of the scope of this element of the Partial Review is limited and does not set out all elements that are required to be part of the Partial Review by Policy LPR1. The text of Policy LPR1 states:

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.

The consultation letter simply notes that the matters include an update of objectively assessed needs and review of transport and highway issues. However, it will be necessary for the Partial Review to include all elements of the requirements set out in Policy LPR1, even if the conclusion is that certain elements are not required to achieve the objective of the policy.

The consultation then invites representations into the scope of the Partial Review but qualifies this by stating:

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 directly contradicts the requirement of part 3 of Policy LPR1. It could be that the part 3 of Policy LPR1 might not be necessary following the assessments in parts 1 and if necessary 2. However, in the absence of any indication at this stage as to the method to be used for the reassessment of housing needs in part 1, the retention of parts 2 and 3 in full is necessary for the Partial Review to comply with the policy. Therefore, the Partial Review cannot dismiss potential sites without assessment until a revised needs assessment has established that no additional sites need to be identified. If a need for additional sites is identified, this will trigger a requirement to review the availability of additional sites.

The Partial Review of the Fylde Local Plan to 2032 examines the issue of unmet need in Wyre that has led to the trigger for Wyre's Partial Review through Policy LPR1. As currently drafted, Fylde's partial review notes that, following Wyre's Partial Review, any need remaining unmet could be met in Fylde, within the housing requirement expressed as a range. The Partial Review of the Fylde Local Plan to 2032 cannot eliminate the need for the provisions of Policy LPR1 to be enacted. The Wyre Partial Review including all the elements required by Policy LPR1 will need to be undertaken in full.

We look forward to the publication of the Wyre Local Plan Partial Review in due course.

Should you have any queries regarding the above, please do not hesitate to contact me.

Yours sincerely



Head of Planning and Housing

Appendix I – Consultee 7 (Garstang Town Council)

DRAFT

~~CONFIDENTIAL~~

Subject: FW: Regulation 18 Letter - Wyre Local Plan 2011-2031

From: info@garstangtowncouncil.org <info@garstangtowncouncil.org>

Sent: 14 April 2020 15:38

To: ~~info@garstangtowncouncil.org~~@wyre.gov.uk>; Policy, Planning <Planning.Policy@wyre.gov.uk>

Subject: Regulation 18 Letter - Wyre Local Plan 2011-2031

Good afternoon

Garstang Town Council wish to respond to Regulation 18 Letter - Wyre Local Plan 2011-2031 (Wyre email dated 28/02/2020) as follows:

Garstang Town Council- Scope of Partial Review

The Town Council are concerned for the future of Garstang Town Centre. Therefore, we request that the suitability of Policy EP4 (Town, District, Local and Neighbourhood Centres) is fully reviewed. The Town Council would also like to consider the creation of a new Supplementary Planning Document (SPD) for the town centre or a specific allocation, which can hopefully ensure that businesses can bounce back from these unprecedented times. These more targeted powers should protect the Town Centre Primary Shopping Areas from out of town competition, explore 'flexible change of use' to help bring redundant shops back into use and offer more detailed advice for business owners.

Without an adopted CIL charging schedule we also want to review how infrastructure funding could be better captured. The Town has a number of large residential, mixed use and employment allocations which will all increase pressure on town centre services and amenities. Therefore, it should be possible to better target funding directly in the areas that will be most affected. This funding could be used to ensure that appropriate linkages are provided between these allocations and the Town Centre to ensure business can best capture the increase expenditure that will be created. The key issues include parking provision in the town centre, cycle and pedestrian access and more long-term strategies such as a park and ride train platform.

Please would you acknowledge receipt.

Thanks, ~~info@garstangtowncouncil.org~~

~~info@garstangtowncouncil.org~~

Town Clerk

Garstang Town Council

Tel: ~~01253 722180~~

www.garstangtowncouncil.org

Monday to Thursday

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DRAFT

Subject: FW: Wyre Local Plan Review:

From: [REDACTED]@grahamanthonyassociates.com>

Sent: 14 April 2020 10:38

To: Policy, Planning <Planning.Policy@wyre.gov.uk>

Cc: [REDACTED]@grahamanthonyassociates.com>; [REDACTED]

[REDACTED]@grahamanthonyassociates.com>

Subject: Wyre Local Plan Review:

Good morning, Wyre

Please find attached our representations:

We request that Policy SP4 (Countryside Areas) is included within the review specifically the hierarchy imposed under criterion 4. The implementation of this Policy creates a number of issues for decision makers and we are aware that the text has been reviewed by an external consultant who deemed it flawed. Given the locational characteristics of Wyre's economy, holiday and residential accommodation are deemed equally if not more important than 'live/work units', tourism destinations or employment units. Thus, the approach taken seems onerous driven by 'viability' alone and the prevention of residential accommodation in unsustainable locations. However, this is overly oppressive and out of kilter with the modern planning system, focusing on the inclusion of Part Q permitted development. The scope of the review should look at segregating the conversion of buildings from Policy SP4 and introducing a separate policy similarly to the approach taken by nearby South Lakeland (Development Management Policies, Adopted 28 March 2019).

Policy DM16 – Conversion of Buildings in Rural Areas

Purpose: To set policy and criteria to indicate how and when traditional buildings in rural areas may be converted to other uses.

The conversion and re-use of buildings in the open countryside* for housing, employment, tourism, recreation and community uses will be supported where:

1. the building is of traditional materials and construction, of a traditional design and constructed in a permanent and substantial manner; and
2. the building is capable of conversion without the need for extension, significant alteration or reconstruction; and
3. for residential use the building is redundant or disused, adjacent to or in close proximity to an existing habitable dwelling, and the number of dwellings proposed is appropriate to the surroundings; and
4. safe road access is in place or can be created without damaging the rural character of the surrounding area; and
5. the proposal does not create additional demands for new agricultural buildings; and
6. the building can be serviced by utilities which are, or can be made, readily available; and
7. the design:
 - a. does not result in significantly different external eaves and ridge heights; and
 - b. for residential use, restricts domestic curtilage provision to a level consistent with adjoining buildings and landscape or settlement character; and
 - c. uses original or matching stone or other material in any rebuilding of external walls.

When granting permission under this policy the Council will remove permitted development rights where necessary to protect landscape or settlement character which would normally apply to the building and its curtilage.

*outside Service Centres and the scope of policy DM13 on Development in Small villages and Hamlets.

We also consider that a full review of Policy EP9 (Holiday Accommodation) is necessary given that established holiday parks are obligated to provide the same viability information as new sites. We feel that it would be more appropriate to set some parameters to differentiate such as existing holiday accommodation site's who have been trading for less than 5 years.

Thanks

 MA (Hons) MRTPI

Principal Planner

Graham Anthony Associates

2 Croston Villa, High Street, Garstang, Preston, PR3 1EA.

T: 01995 604514

W: GrahamAnthonyAssociates

DRAFT

[REDACTED]

Subject: FW: Regulation 18 Letter
Attachments: HE Letter - Scope of Wyre Local Plan Review.pdf

From: **[REDACTED]** @highwaysengland.co.uk>
Sent: 27 March 2020 16:53
To: Policy, Planning <Planning.Policy@wyre.gov.uk>
Cc: **[REDACTED]** @highwaysengland.co.uk>
Subject: RE: Regulation 18 Letter

FAO: Planning Policy Team, Wyre Council

Please find attached response letter from Highways England in response to the Wyre Local Plan to 2031 Partial Review Scoping Consultation.

If you would like to discuss anything about his email, please contact me.

Kind regards,

[REDACTED], Assistant Spatial Planner
Highways England | Piccadilly Gate | Store Street | Manchester | M1 2WD
Tel: **[REDACTED]**
Mob: **[REDACTED]**
Web: www.highwaysengland.co.uk.

[REDACTED]
Planning Policy Manager
Wyre Council
Civic Centre
Breck Road
Poulton-le-Fylde
Lancashire
FY6 7PU

[REDACTED]
Assistant Spatial Planner
8th Floor
Piccadilly Gate
Store Street
Manchester M1 2WD

Direct Line: **[REDACTED]**

27 March 2020

Sent Via Email

Dear Sir / Madam,

Wyre Local Plan to 2031 Partial Review Scoping Consultation

Thank you for inviting Highways England to comment as part of the Wyre Local Plan to 2031 Partial Review Scoping Consultation.

Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). We are responsible for the operating, managing capacity, maintaining and improving the SRN - the SRN is a critical national asset and as such we work to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity. **It is an ambition to ensure that major roads are more dependable, durable, and most importantly – safe.**

The SRN in the area of Wyre predominantly consists of the A585 trunk road (M55 Junction 3 to Fleetwood) along with a section of the M6 motorway running through the east of the borough, although further afield the district is served also by the M55 motorway.

Highways England's approach to engaging with the planning system is governed by the advice and guidance set out in **The Strategic Road Network Planning for the Future - A guide to working with Highways England on planning matters (2015)**.

The document is written in the context of statutory responsibilities as set out in Highways England's Licence, and in the light of Government policy and regulation, including the:

- National Planning Policy Framework (NPPF);
- Town and Country Planning Development Management (Procedure) Order (England) 2015 (DMPO); and
- DfT Circular 02/2013 The Strategic Road Network and the delivery of sustainable

development ('the Circular').

Highways England notes that the need for there to be an early review of the Wyre Local Plan 2011 – 2031 has its origins in the Inspector's final report into the Local Plan Examination. Highways England was supportive of the Inspector's decision that the Plan be adopted, but subject to an early review to attempt to secure higher levels of housing growth. The resulting Local Plan Policy LPR1 is copied below:

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) *(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.*

Clearly, highways form an important component of the review, but also note the Inspector's original report comments that (28) "... when discussing the housing requirement, I consider that the highway constraints are overstated" and that in seeking to achieve higher levels of growth there was (74) "the need to focus significant development in locations that can be made sustainable and where the use of sustainable transport modes can be maximised is in my view not given sufficient weight in the [transport evidence] analysis...". It is therefore clear that in securing higher levels of housing growth in the borough, it is the wider sustainability of access by different transport modes that must be considered and therefore inform the Review itself.

In this way, there is now a need for Wyre Council to develop an updated transport evidence base to inform the Review, and one that is much broader – considering accessibility by and improvements to sustainable modes more seriously as well as highways.

A wider transport impacts and needs study is required as part of the evidence base for the Local Plan review. This study should consider all modes of transport for potential infrastructure solutions to support growth, and not just focus on seeing highways infrastructure as being the only answer without properly exploring any alternatives that could form part of a credible wider solution to increased transport demand associated with the Plan growth.

Where infrastructure needs are identified to facilitate the Council's full OAN growth requirements in a sustainable way, and where measures are not already within the committed programmes of the infrastructure providers concerned, the Council should take the lead in both identifying and promoting those solutions for delivery at the appropriate time within the lifetime of the Plan in consultation with the provider(s) concerned.

As stated in our comments at the Main Modifications stage, it is important to note that, whilst Highways England wishes to be involved with the development of the Wyre Council's transport evidence for the Local Plan review, we believe that this work should be commissioned and led by Wyre Council with the involvement of both Highways England and other transport and infrastructure providers. The recent government policy announcement contained within its Road Investment Strategy 2 (RIS2): 2020 to 2025 document that the A585 trunk road should be detrunked after completion of the A585 Windy Harbour to Skippool Bypass improvements in

2023 means that it will be important that Lancashire County Council (Highways) are involved in this process.

Notwithstanding this, we note the Council's 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 England sees no need for there to be any updated transport evidence base requirement.

We hope that our comments are useful. If you would like to discuss anything about this letter, please contact me.

Yours faithfully,



Network Development & Planning Team

Email: @highwaysengland.co.uk

DRAFT

~~0161 275 2000~~

Subject: FW: Regulation 18 Letter
Attachments: Partial Review Scoping - Consultation Statement.pdf

From: ~~0161 275 2000~~ <~~0161 275 2000~~@hsland.co.uk>
Sent: 14 April 2020 16:55
To: Policy, Planning <Planning.Policy@wyre.gov.uk>
Subject: RE: Regulation 18 Letter

Hello,

I've attached our Statement on the Scoping Consultation.

Please could you confirm receipt?

Thanks,
~~0161 275 2000~~

~~0161 275 2000~~ BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
~~0161 275 2000~~ | ~~0161 275 2000~~ | ~~0161 275 2000~~@hsland.co.uk | www.hsland.co.uk

Local Plan Partial Review Scoping Consultation Statement

Hollins Strategic Land
April 2020

- 1.1 Policy LPR1 of the adopted Wyre Local Plan (WLP) states that WC will bring forward a Partial Review of the Plan with the objective of meeting its full Objectively Assessed Housing Needs (OAHN) and that this should have commenced before the end of 2019 with submission of the review for examination by early 2022. The WLP only managed to make provision for 96% of its identified OAHN.
- 1.2 The LPR must comply with National Policy and Guidance. It must also do as required by policy LPR1:
 1. An update of Objectively Assessed Housing Needs;
 2. A review of transport and highway issues; and,
 3. Allocation of sites to meet the full Objectively Assessed Housing Needs taking into account the review of transport and highway issues.
- 1.3 Furthermore, the Inspector's Report on the Local Plan states that "*the Review should seek to secure some flexibility in housing supply*" (para. 78).

Update of Objectively Assessed Housing Needs

- 1.4 The Council's 'Five Year Housing Land Annual Position Statement 31 July 2019' (states that "*the Local Housing Need ("LHN") calculated using the Standard Methodology is substantially lower than the housing requirement in the adopted plan. The up to date figure using the standard methodology is 308 dwellings per annum (compared to the adopted Local Plan requirement of 460 dwellings per annum)*" (para. 2.3). The document concludes saying "*The Council is furthermore committed to a partial review of the Local Plan which will commence in 2019 and will update housing needs to align with new Government policy and in particular the application of the standard methodology to assessing local housing need*" (para. 4.4).
- 1.5 The Council will of course be aware that Planning Practice Guidance (PPG) confirms that the standard method "*identifies a minimum annual housing need figure*" and that "*it does not produce a housing requirement figure*" (Ref ID: 2a-002-20190220). Furthermore, the Inspector's Report (IR) on the Local Plan sets out why the Objectively Assessed Need figure of 479 dwellings per annum was justified only last year.
- 1.6 Para. 59 – 61 of the IR set out the why the OAN figure was sought by the Council; it supported the Council's strategy of jobs growth, the scale of affordable housing needs, suppressed younger household formations, modest worsening market signals and a notable fall in housing supply over recent years on population projections. It is of course important that the Council fully considers these matters when assessing the updated OAN via the Standard Methodology.

- 1.7 Furthermore, with regards the Standard Methodology, the IR stated that the “*the Government is considering how the standard methodology should be adjusted to take into account its objective of ensuring that 300,000 homes are built each year*” (para. 63). The Council must also take this into account alongside the PPG, which suggests that a reduction in the OAN resulting from the Standard Methodology need not result in changes to the housing requirement of the LP:

Local housing need will be considered to have changed significantly where a plan has been adopted prior to the standard method being implemented, on the basis of a number that is significantly below the number generated using the standard method.

Review of transport and highways issues

- 1.8 The IR confirmed that significant additional highways evidence was required to support the OAN and the LP beyond the initial five-year supply. This must be prepared and examined via the LP Review.
- 1.9 There is potential that the evidence would demonstrate that the identified supply could not come forward as planned. This must be taken into account during the LP Partial Review as it could result in it being necessary for further allocations to be made.

Allocation of Sites

- 1.10 It is understood that the Council considers it unlikely that the Partial Review would need to revise existing allocations or consider new allocations given the requirement to update the OAN i.e. the Council considers that the OAN will fall to such an extent that the current LP allocations will not only provide for the revised OAN but also the required flexibility in the supply.
- 1.11 As stated, the Standard Methodology produces a minimum figure, the Council had strong reasoning for its LP OAN and the Government is seeking to significantly boost housing. Part 1 of the LP Partial Review (updating the OAN) could result in a requirement for further allocations. So too could Part 2 (reviewing highways issues) given the significant amount of evidence that was lacking for the LP examination. There is also the requirement to provide flexibility in the supply.

Providing Greater Certainty

- 1.12 The PPG states that “*the strategic policy-making authority can use subsequent plans and plan reviews as an opportunity to provide greater certainty about the delivery of the agreed strategy*”. The LP Partial Review must take this opportunity.

- 1.13 The Council has been working with developers on a number of sites via the Masterplanning process. This process has revealed potential delivery issues, suggesting that allocations may not come forward in full during the plan period as anticipated. The Council has also obtained information on delivery from developers when preparing its evidence base for the Annual Position Statement and general monitoring. The LP Partial Review must take all of this into account. The new evidence that has been gathered since adoption of the LP could demonstrate that some allocations have to be revised and that new allocations must be made to deliver the OAN and the flexibility in the supply.

Cooperating with Neighbouring Authorities

- 1.14 Para. 1.27 of the adopted Fylde Local Plan commits the Council to an early review to examine the issue of how unmet housing need of Wyre Council should be addressed, working with other authorities adjoining Wyre under the Duty to Cooperate.
- 1.15 The Wyre Review *may* result in Wyre Council being able to meet 100% of its OAN, with flexibility. However, that will not be known until 2022/23. If it is then found that assistance is required from Fylde, the unmet need will have to be delivered via a Fylde LP Review. This, in turn, would take a significant amount of time. The provision of the unmet need will not be secured for a number of years.
- 1.16 However, if Wyre and Fylde were to work together to concurrently deliver their Reviews, the unmet need could be secured much sooner. The Fylde Review/Revision would have secured housing allocations that could come forward as soon as the WLP Review were adopted.

Summary and Conclusions

- 1.17 The Partial Review must plan positively to significantly boost housing. It must be recognised that the Standard Methodology produces a minimum figure and the Review must not result in lower jobs growth, reduced provision against the scale of affordable housing needs or suppressed younger household formations. The Review must also provide flexibility in the supply. Furthermore, it must take the opportunity to provide greater certainty on the LP strategy.
- 1.18 Hollins Strategic Land would welcome the opportunity to discuss these matters in more detail with the Council in light of its ongoing presence in the Borough and its strong track record of delivering much need market and affordable housing.

DRAFT

~~CONFIDENTIAL~~

Subject: FW: Homes England response: Regulation 18 Letter
Attachments: Homes England response.pdf

From: ~~CONFIDENTIAL~~@homesengland.gov.uk>
Sent: 14 April 2020 09:53
To: Policy, Planning <Planning.Policy@wyre.gov.uk>
Subject: Homes England response: Regulation 18 Letter

Hello,

Please find attached the Homes England response.

Kind regards,

~~CONFIDENTIAL~~

Manager – Partnership & Business Development



0161 200 6171

~~CONFIDENTIAL~~

1 Mann Island

Liverpool

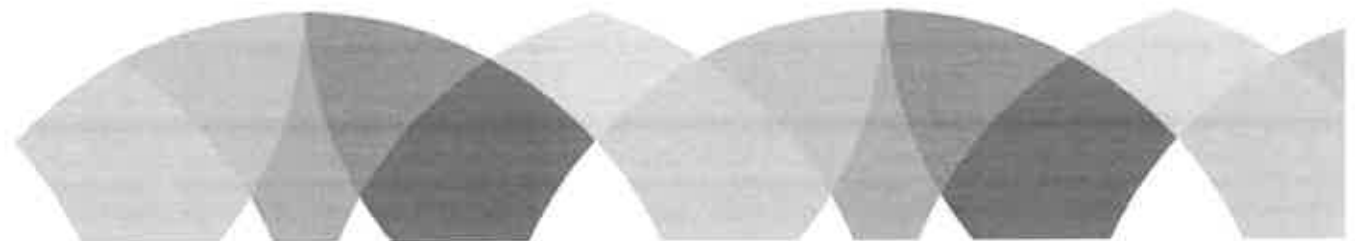
L3 1BP

~~CONFIDENTIAL~~@homesengland.gov.uk

[@HomesEngland](#)

#MakingHomesHappen

We're the government's housing accelerator. We have the appetite, influence, expertise and resources to drive positive market change. [Find out more and help make this happen.](#)





Homes
England

Wyre Council
Civic Centre
Breck Road
Poulton-le-Fylde
Lancashire
FY6 7PU

14TH April 2020

Dear Sir / Madam,

Consultation on the scope of the partial review of the Wyre Local Plan

Homes England Response

I would firstly like to thank you for the opportunity to comment on the scope of the partial review of the Wyre Local Plan.

Homes England is the government's housing accelerator. We have the appetite, influence, expertise and resources to drive positive market change. By releasing more land to developers who want to make a difference, we're making possible the new homes England needs, helping to improve neighbourhoods and grow communities.

Homes England does not have any land holdings affected by the consultation and therefore we do not propose to make at representations at this point. We will however continue to engage with you as appropriate.

Yours faithfully,

~~Corinna Jones~~

Head of Public Sector Land (North West)

Homes England

~~Corinna Jones~~@homesengland.gov.uk

Homes England
1st Floor Churchgate House
56 Oxford Street
Manchester
M1 6EU

0300 1234 500
www.gov.uk/homes-england

DRAFT

~~CONFIDENTIAL~~

Subject: FW: Regulation 18 Letter

From: ~~CONFIDENTIAL~~@inskip-with-sowerby.uk>

Sent: 19 March 2020 16:32

To: Policy, Planning <Planning.Policy@wyre.gov.uk>

Subject: RE: Regulation 18 Letter

I am writing on behalf of Inskip-with-Sowerby Parish Council in response to the Wyre public consultation with regards to the scope of the proposed partial review of the Wyre Local Plan. The Parish Council feels that nothing has changed since the Local Plan was finalised and that therefore the findings of the Inspectors report on the Local Plan remain valid as they stand. In particular the Parish Council feel that there is no scope for further development at Inskip above and beyond that catered for in the Plan in the foreseeable future

Kind regards,

~~CONFIDENTIAL~~

Inskip-with-Sowerby Parish Clerk

~~CONFIDENTIAL~~

DRAFT

Subject: FW: Wyre Local Plan - Partial Review Scoping Consultation - Representations on Behalf of Taylor Wimpey UK Limited [NLP-DMS.FID677298]
Attachments: 42026_07 Representations to Wyre Local Plan Review Scoping Consultation 03.04.2020.pdf

From: [REDACTED] <[REDACTED]@lichfields.uk>
Sent: 09 April 2020 16:00
To: Policy, Planning <Planning.Policy@wyre.gov.uk>
Cc: [REDACTED] - TW North West <[REDACTED]@taylorwimpey.com>; [REDACTED] <[REDACTED]@lichfields.uk>; [REDACTED] - TW North West <[REDACTED]@taylorwimpey.com>; [REDACTED] - TW North West <[REDACTED]@taylorwimpey.com>
Subject: Wyre Local Plan - Partial Review Scoping Consultation - Representations on Behalf of Taylor Wimpey UK Limited [NLP-DMS.FID677298]

Dear Sir/Madam

On behalf of our Client, Taylor Wimpey UK Limited, please find attached representations to the Wyre Local Plan Partial Review Scoping Consultation.

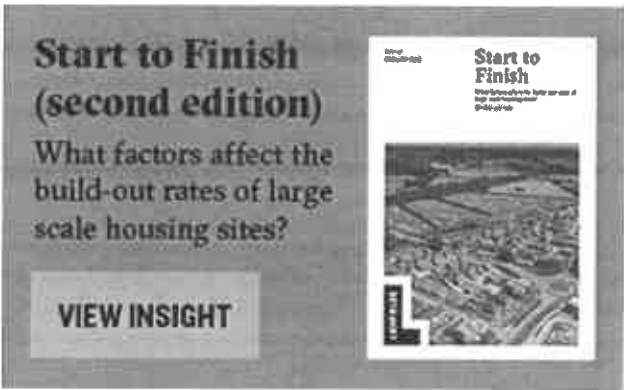
We would appreciate if you could confirm receipt of these representations, by way of return email.

If you have any questions or require anything further, please get in touch.

Kind regards

[REDACTED]
Senior Planner
Lichfields, Ship Canal House, 98 King Street, Manchester M2 4WU
T 0161 837 6130 / 0161 222 2222 / E [REDACTED]@lichfields.uk

lichfields.uk  



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 Think of the environment. Please avoid printing this email unnecessarily.

Wyre Council
Planning Policy Team
Civic Centre
Breck Road
Poulton-le-Fylde
FY6 7PU

Date: 9 April 2020

Our ref: 42026/07/CM/MW1/18377892v2

Dear Sir / Madam

Wyre Local Plan to 2031 - Partial Review Scoping Consultation

On behalf of Taylor Wimpey UK Limited [TW], Lichfields has prepared representations to the consultation on the scope of the Wyre Local Plan Review [WLPR]. These representations are submitted in the context of TW's land interest in Wyre, namely land at Cockerham Road, Garstang.

TW is seeking to bring forward a high-quality residential development on land at Cockerham Road, Garstang [the Site]. The Site has been included as an allocation for residential development in the Local Plan [Ref: SA1/14] and Taylor Wimpey see their site as the first Phase of the comprehensive development of the allocation. Its development will assist in the delivery of sustainable development in the borough, making a significant contribution towards meeting the need for market and affordable housing in Wyre.

These representations are submitted subsequent to TW's response to the consultation on the now adopted Wyre Council Local Plan [WCLP]. We understand that the Council is seeking views on the scope of the partial review of the Local Plan. TW is keen to work with the Council to achieve an adopted Local Plan that fully meets the housing needs across Wyre and enables the Council to sustainably meet its economic ambitions.

Scope of the Local Plan

It is fundamental that the Council reviews its policies in order to ensure it has a sufficient supply of housing land to meet its full housing need over the plan period, particularly in light of the under provision of housing in the adopted plan. As such, TW supports the Council's intention to undertake an early partial review to ensure the WCLP is consistent with the most up to date National Planning Policy Framework [the Framework] (February 2019) as well as to ensure the Council is meeting its Objectively Assessed Need [OAN] for housing, in full. This aligns with the advice in §19 of the Inspector's Final Report¹ [the Inspector's Report] on the WCLP which stated that "*it is recognised that an early review of the Wyre LP will be necessary to ensure OAN is fully met over the Plan period*".

¹ Inspector's Report on the Examination of the Wyre Local Plan, 1st February 2019

TW agrees that this is best done utilising the criteria set out in Policy LPR1 of the WCLP, alongside ensuring its consistency with national planning policy. TW generally agrees with the Council's proposed criteria and considers each, in turn below, setting out what the scope of the WLP should cover.

Consistency with National Policy

The WCLP was adopted in 2019 and under the transitional arrangements set out in §214 of the 2018 Framework, it was assessed against the policies in the 2012 Framework. The 2012 Framework has now been superseded, as such the Council must ensure that all policies align with the most up-to-date Framework (2019).

The Framework has undergone significant changes since 2012 but the boosting of housing supply remains a central objective for the UK Government. The 2019 Framework has an unequivocal emphasis on housing delivery and §59 sets out it will “support the Government’s objective of significantly boosting the supply of homes” to meet the Government’s target of delivering 300,000 net additional homes a year. Wyre Council will therefore need to play its part to meeting this objective and provide sufficient additional housing sites within the borough to meet its full OAN (479 dpa) as part of this Review.

A notable change between the Frameworks is the introduction of a ‘standard method’ for calculating local housing need, as discussed below.

The Standard Method

The Framework (§60) states that to determine the minimum number of homes needed in an area, strategic policies should be informed by a Local Housing Need [LHN] assessment, conducted using the standard method as set out in the Planning Practice Guidance [Practice Guidance], unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. However, Practice Guidance makes it clear that this figure represents **only the starting point** [Lichfields’ emphasis] for identifying housing need:

“The standard method for assessing local housing need provides a minimum starting point in determining the number of homes needed in an area. It does not attempt to predict the impact that future government policies, changing economic circumstances or other factors might have on demographic behaviour.” [Lichfields’ emphasis]

The Practice Guidance also summarises the approach that should be taken to analysing affordable housing needs. It clearly states that the resultant affordable housing need should be considered in the context of its likely delivery as a proportion of mixed market and affordable housing developments, given the probable percentage of affordable housing to be delivered by market housing led developments.

The Practice Guidance also sets out that there will be circumstances when a higher figure than that generated by the standard method might be considered. This is because the standard method does not attempt to predict the impact that future government policies, changing economic circumstances or other factors might have on demographic behaviour.

“Circumstances which might justify an uplift include where²:

- growth strategies for the area are likely to be deliverable, for example where funding is in place to promote and facilitate additional growth (e.g. Housing Deals);

² Practice Guidance Reference ID: 2a-010-20190220

- strategic infrastructure improvements are likely to drive an increase in the homes needed locally; or
- an authority has agreed to take on unmet need from neighbouring authorities, as set out in a statement of common ground.

In addition, there may also be situations where previous levels of housing delivery in an area, or previous assessments of need (such as a recently-produced Strategic Housing Market Assessment (SHMA) are significantly higher than the outcome from the standard method. Authorities will need to take this into account when considering whether it is appropriate to plan for a higher level of need than the standard model suggests.”

As part of this early review, if Wyre Council are considering deviating away from their adopted housing requirement, it is imperative that they take the full content of the Framework into account. The Framework therefore makes it clear that Wyre Council will need to look at a variety of factors, and not just the standard method, when calculating housing need. The blind adoption of the LHN figure without regard to any other factors, or consideration of whether there are exceptional circumstances, is not an appropriate start and end point for the Council. In TW’s opinion, the Inspector’s requirement for an early review within the plan was to ensure the Plan could be found sound at Examination and the full OAN could be met in the longer term. It should not be used as a mechanism to suppress the adopted housing requirement figure.

This is especially relevant as the LHN is expected to show a reduction in annual housing requirement (as discussed below) compared to the current, adopted figure. Wyre Council must therefore ensure that this Review is not used as a mechanism to reduce its housing requirement in line with the LHN figure as this will have a knock-on impact on other areas of its planning policy such as economic aspirations, provision of affordable homes and a mix of homes to meet local needs. Therefore, TW would advocate there is no need at this time to reconsider the housing requirement. Instead, the Review should focus solely on the reason why the Inspector placed the requirement for a review on the Council, namely to meet its full adopted OAN housing requirement figure over the Plan period.

Furthermore, on a national scale, the Government’s aspiration to deliver 300,000 homes per year target was re-iterated in MHCLG’s “*Planning for the Future*” document, published immediately after the 2020 budget in March which stated the following:

“Reviewing the formula for calculating Local Housing Need – we will introduce a new approach which encourages greater building within and near to urban areas and makes sure the country is **planning for the delivery of 300,000 new homes a year**”. [page 5]

As such, TW would like Wyre Council to pay heed to the Government’s direction of travel and play its part in delivering the stated ambition of boosting the supply of housing to help address the national housing crisis.

Policy LPR1 – Wyre Local Plan Review

Update of Objectively Assessed Need [OAN]

There is a clear requirement to review policies relating to overall housing provision to ensure that the WLPR meets the housing needs for Wyre in full. It is imperative that the Council is supportive of delivering a higher quantum of development, above its identified requirement to enable it to meet its OAN in full. This will ensure that the WCLP is positively prepared.

The WCLP currently makes provision for 96% of the identified housing OAN and this equates to 460 dwellings per annum [dpa] rather than 479 dpa. TW understands that the evidence base for the WCLP recommended an OAN range of between 400dpa and 479dpa and that the proposed figure is based on the 2016 SHMA which recommended that the OAN is at the upper end of the range. This was in order to

mitigate the risks associated with a declining working age population and supporting higher levels of affordable housing delivery. The SHMA also sets out the need to provide a net 134 affordable dwellings per annum within the first five years and 189 affordable homes beyond this.

With regards to the Inspector's Report, it is evident that the WCLP did not meet the full objectively assessed need in Wyre. The Inspector considered there to be a need for an early review of housing provision to ensure OAN is met in full over the Plan period rather than as a mechanism to pursue an alternative approach. The Inspector's Report (§64) makes it clear that the OAN figure of 479 dpa is justified and notes that the Government is reviewing the calculation for the current standard method (although not relevant under the 2012 Framework) to take account of the objective of ensuring 300,000 homes are built each year.

If Wyre Council were to utilise the Government's current standard method calculation, this would result in a LHN of 304 dpa, which is a reduction of 172 dpa when compared to the adopted figure. This is a significant reduction and one which would likely impact the overall objectives and vision which underpins the WCLP. Section 3 of the WCLP sets out its Vision and Objectives for the borough, including "*being recognised as an aspirational place with a clear focus on delivering sustainable growth*". It is important that the Council, within the Review, ensures that its housing requirement fully supports the WCLP objectives as reducing the housing requirement will have a knock-on impact in respect of associated growth for the area.

As noted above, it is likely that the Government will soon release an updated standard method calculation, therefore any consideration of pursuing a lower figure (in line with the LHN) would be premature, would not be in accordance with the central theme of the Framework or the wider aspirations from the Government to achieve a high level of housing delivery.

Notwithstanding any potential changes, the Framework is clear that this is "minimum starting point" and other issues, such as economic growth, worsening market signals and Wyre specific considerations such as an ageing baseline population should also be taken account. Wyre's 2019 affordability ratio is 6.04³ compared to the north west average of 5.89 which shows a high level of affordability particularly when one considers that banks apply a ratio of approximately 4 when assessing the size of mortgage it will grant, compared to income.

There is a clear link between worsening affordability and low levels of housing and unless Wyre commit to delivering a higher level of housing, its affordability issues are likely to remain or even worsen. TW would note that suppressing the housing requirement by pursuing the minimum LHN from the standard method cannot be justified, rather the Council should be looking to support higher level of housing delivery in sustainable locations where it can. Similarly, in order to achieve the economic aspirations set out within the WCLP, and meet the current affordable housing targets, the LHN figure would not be sufficient to support this.

TW would therefore expect to see the Council looking to achieve the upper end of their OAN i.e. 479 dpa and not use this as an opportunity simply to reduce their housing figure without considering the knock-on implications in terms of affordable housing delivery and ability to meet the Council's stated economic ambitions for the plan period. TW welcomes that throughout the preparation of the WCLP, the Council recognised that in order to support economic growth sustainably, there was a need to increase the level of housing provided above the LHN which was detailed in the Strategic Housing Market Assessment [SHMA] 2016. TW would therefore expect the Council to take a similar approach to the WLPR in order to meet its OAN in full. Alongside this it is expected that the Council will provide an updated SHMA as part of the WLPR.

³ ONS (2020): Median Housing affordability ratio by local authority district, England and Wales, 2019

In undertaking the WLPR, the Council should also seek to ensure that any remaining unmet need is met within the Housing Market Area through effective cooperation and a robust duty to cooperate strategy. TW is aware that Fylde is also in the process of undertaking a review of its Local Plan, to take into account potential unmet need within Wyre, and therefore the Council should maximise this opportunity and ensure it fully engages with Fylde on this matter.

TW would also expect that alongside working with neighbouring authorities, the Council will undertake to test delivering a higher proportion of the unmet need within Wyre itself. TW would expect that the Council would test a range of scenarios for delivering the full OAN itself, including directing development towards the more sustainable settlements to deliver more of its housing need.

A review of transport and highway issues

TW undertook its own highways analysis as part of its representation at the Examination stage. This is not re-appended here as it is now time-expired. However, the analysis highlighted that the Council's assumptions on the scale of the highway constraints were overstated, this was also reiterated by the Inspector in §19 of the Inspector's Report. The analysis TW undertook set out that the highway network could accommodate additional traffic movements, above that being planned for (i.e. the reduced OAN) without causing a severe impact on the highway network. As such, TW considers that the scope of this element will need to include sufficient, robust and up-to-date capacity modelling. TW also set out that it did not consider that the Council's evidence considered in detail if large scale infrastructure improvements could be put in place to alleviate the highway capacity concerns, which will also need to be addressed.

Notwithstanding the comments on the robustness of the previous modelling put forward by the Council, TW is aware that a number of infrastructure schemes have progressed since the adoption of the Local Plan. Lancashire County Highways (who undertook the assessment on the Council's behalf) did not take account of major highway improvements such as the opening of the Broughton Bypass and other schemes including the committed highway improvement schemes within the IDP, the Poulton-le-Fylde Highway Mitigation Strategy, A6 Corridor Mitigation Strategy and other off-site improvements. These, and any others, should be incorporated into the modelling.

TW would also expect the Council to review opportunities for proposed allocations (both existing or additional, as required) to deliver the necessary infrastructure through developer obligations. Again, this was not addressed as part of the initial Local Plan preparation.

It will be important that the review considers not just those schemes that have been delivered, but also those that will be delivered over the Plan period. These are likely to have an impact on the highway's capacity in the Plan Period. Furthermore, additional mitigation measures could be delivered by future planned developments as part of off-site highway improvements. These improvements could be delivered via S.278 works and significantly improve the highway capacity. Again, TW would expect this to be fully explored by the Council as part of the review and it was noted within the Inspector's Report (§72) that this was missing from the evidence base submitted by the Council in support of the WCLP.

Based on the above, TW would expect to see updated highway capacity analysis submitted alongside this LPR in order to fully assess the current situation in respect of transport and highways concerns. This would allow the Council to understand fully what, if any, additional capacity has become available since adoption of the WCLP and ensure the Council has sufficient infrastructure to meet its OAN in full.

Allocation of sites to meet the objectively assessed housing need

TW acknowledges that revisions to allocations is not to be considered within the scope of the WLPR.

As noted above, TW would expect the Council to review strategies for increasing its allocations to meet its full OAN figure of 479dpa. TW would expect the Council to review the potential for spatial distribution strategies for delivering strategic sites which could also deliver large scale infrastructure improvements to also address the transport and highways issues.

Alongside a consideration of additional housing allocations, TW would expect that the Council fully supports its existing allocations and encourages these to be brought forward within the Plan period. As noted above, TW has an allocation under Policy SA1/14 of the WCLP which is deliverable over the Plan period.

Land at Cockerham Road, Garstang

The Site is allocated under Policy SA1/14 and is identified as having a capacity to deliver 260 units. TW submitted a full planning application on this site for 88 units in February 2020 and see this as the first Phase of the overall development and the catalyst to bring forward the entire allocation. TW considers that the allocation of the Site sees the release of a well contained and logical parcel of land from the open countryside, which presents a good opportunity to delivery a sustainable, residential extension to Garstang.

The planning application highlights TW's commitment to delivering the Site and TW is working proactively with the Council to agree the masterplan for the Site. The planning application sets out that development of the Site is compliant with national and local policy and highlights that there are no overriding technical-or environmental constraints that would preclude the Site from being delivered. The delivery of the Site will make a significant contribution towards meeting the need for market and affordable housing within the borough.

As noted above, given that Wyre is not currently meeting its full OAN, it is imperative that it provides adequate support to enable the delivery of sustainable and viable allocations to come forward within the Plan Period.

Conclusion

TW fully supports the Council in undertaking an early review of its Local Plan to ensure that its OAN (479dpa) is met in full. This was the intention of the Inspector for introducing the need for an early review during the Examination of the Plan. However, TW reiterates the importance of the Council working with neighbouring authorities to meet the figure set out in the WCLP, and not using this as an opportunity to reduce its housing requirement in line with the LHN. There is an overarching national need for housing, and as Wyre Council is pursuing economic growth in region, it is well placed to contribute to this housing need. In addition to this, it is important that the Council brings forward its existing allocations as early as possible to start delivering housing on these sites.

Every avenue should be explored in terms of modes of transport, distribution of units to the most sustainable settlements, mitigation and provision of additional highway infrastructure and large-scale development projects to alleviate the Council's perceived highways constraint as part of this Review to further meet its housing need.

TW considers that the criteria set out within Policy LPR1 provides a good basis for the WLPR to allow the Council to review its supporting evidence base to ensure it meets its full OAN for housing as part of this Review. TW has not made comments on any additional aspects to be included as part of the scope at this point but reserves the right to address the contents of the Local Plan Review and associated evidence base as it emerges.

TW requests that its comments set out within this letter are taken into account by the Council when undertaking the WLPR. TW welcomes further engagement with the Council as the WLPR progresses.



Yours faithfully


Senior Planner

Copy

-  - Taylor Wimpey UK Limited
-  - Taylor Wimpey UK Limited
-  - Taylor Wimpey UK Limited

DRAFT

Subject: FW: Regulation 18 Letter
Attachments: 31-03-2020_Wyre-partial-review-scoping-consultation_CG.docx

From: [REDACTED]@marinemanagement.org.uk>
Sent: 31 March 2020 09:51
To: Policy, Planning <Planning.Policy@wyre.gov.uk>
Cc: SM-MMO-Consultations (MMO) <Consultations.MMO@marinemanagement.org.uk>
Subject: RE: Regulation 18 Letter

Dear Wyre planning policy team,

Many thanks for the opportunity to respond to your scoping consultation on the Wyre Local Plan partial review.

Please find the response from the Marine Management Organisation attached.

Kind regards,

[REDACTED] MSc LLB | Marine Planner (North West) | Marine Management Organisation | HM Government
Email: [REDACTED]@marinemanagement.org.uk | Direct line: [REDACTED] | Int: 73624 | Mobile: [REDACTED]
Address: MMO Lutra House, Dodd Way, Walton Summit, Bamber Bridge, Preston, PR5 8BX

[Website](#) | [EMP \(GIS Portal\)](#) | [Twitter](#) | [Facebook](#) | [Linkedin](#) | [Blog](#) | [Instagram](#) | [Flickr](#) | [YouTube](#) | [Pinterest](#)

The **public consultation** on the [draft North East](#), [draft North West](#), [draft South East](#) and [draft South West](#) Marine Plans is open until 20 April 2020 (extended from original closing date of 6 April). Make your representations by following the links.

Explore Marine Plans - [EMP \(digital service\)](#)

To receive marine planning updates and our newsletter enter your details [here](#)

During the current health emergency, the Marine Management Organisation is continuing to provide vital services and support to our customers and stakeholders. We are in the main working remotely, in line with the latest advice from Government, and continue to be contactable by email, phone and on-line. Please keep in touch with us and let us know how we can help you <http://www.gov.uk/mmo>



Marine
Management
Organisation

Marine Planning
MMO Preston
Lutra House, Dodd
Way, Bamber Bridge,
PR5 8BX

T +44 0370 850 6506
www.gov.uk/mmo

Wyre Council
Planning Policy
Civic Centre
Breck Road
Poulton le Fylde
FY6 7PU

31st March 2020

Dear Wyre planning policy team,

MMO Marine Planning response to the Scoping Consultation on Wyre Local Plan Partial Review.

Thank you for giving us the opportunity to comment on the Wyre Local Plan Partial Review Scoping Consultation. The comments provided within this letter refer to the document entitled **Wyre Local Plan (2011-2031)**.

Please ensure this response is read in its entirety as specific comments relating to your consultation can be found in the second section of this document.

Part one – Overview of marine planning and Marine Management Organisation functions

As the marine planning authority for England, the MMO is responsible for preparing marine plans for English inshore and offshore waters. At its landward extent the Marine Plan boundaries extend from the mean high water spring tides mark (which includes the tidal extent of any rivers and estuary) to the inshore (up to 12nm) and offshore (12 to 200nm or the Exclusive Economic Zone) waters; there is an overlap with terrestrial plans which generally extend from the mean low water springs mark.

Marine plans inform and guide decision makers on development in marine and coastal areas. Planning documents for areas with a coastal influence may wish to make reference to the MMO's licensing requirements and any relevant marine plans to ensure the necessary considerations are included. In the case of the document stated above, the Draft North West Inshore and North West Offshore Marine Plan is of relevance. The North West Marine Plans cover the area from the Solway Firth border with Scotland to the River Dee border with Wales, including the tidal extent of any rivers within this area.

All public authorities taking authorisation or enforcement decisions that affect or might affect the UK marine area must do so in accordance with the Marine and Coastal Access Act 2009 and any relevant adopted Marine Plan, in this case the UK Marine Policy Statement (MPS), unless relevant considerations indicate otherwise. The Draft North West



INVESTORS
IN PEOPLE

Bronze



Inshore and North West Offshore Marine Plan is now a material consideration. As with terrestrial local plans, weighting of draft marine plan policies is covered by paragraph 48 of the National Planning Policy Framework 2019 (NPPF).

Part 2 - Specific comments relating to your consultation

Within the document **Wyre Local Plan (2011-2031)**, we recommend reference to the **legal duty to co-operate with the Marine Management Organisation**, as well as reference to **Marine Planning**, the **Marine Policy Statement**, and the Draft North West Marine Plan which is currently out to public consultation and therefore a material consideration.

The following policy topics within the Draft North West Marine Plan have been identified after reading the Wyre Local Plan document. They are provided only as a recommendation and we suggest your own interpretation of the Draft North West Marine Plan is completed.

- Fisheries
- Ports, harbours and shipping
- Employment
- Tourism and recreation
- Biodiversity
- Marine Protected Areas
- Seascape and landscape
- Climate change
- Heritage assets

The marine planning remit is directly for coastal and marine waters up to the mean high water spring mark where Wyre council extends to the mean low water spring mark (we can supply a GIS layer of the spatial extent for any policy maps if you wish). The area covered by the Wyre Local Plan lies within the North West Marine Plan Area, therefore, it is recommended to ensure your plan is 'sound' that it includes a reference to the Draft North West Marine Plan.

You may find our online guidance, our online Explore Marine Plans System and the Planning Advisory Service soundness self-assessment checklist helpful in completing your interpretation.

Once again, thank you for providing the opportunity to comment.

Yours sincerely,



Marine Planner (North West)

Telephone: 0208 720 3624

Mobile: 

E-mail: @marinemanagement.org.uk

DRAFT

Subject: FW: Regulation 18 Letter
Attachments: NE response to Reg 18 scoping letter.pdf

From: [REDACTED]@naturalengland.org.uk>
Sent: 23 March 2020 14:52
To: Policy, Planning <Planning.Policy@wyre.gov.uk>
Subject: RE: Regulation 18 Letter

**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**

Please find attached Natural England's response to the above planning consultation.

[REDACTED]
Lead Advisor, Planning Casework
Coast and Marine Team
Cheshire, Grtr Manchester, Merseyside & Lancashire Area Team
Natural England
2nd Floor, Arndale House
Manchester, M4 3AQ
Tel: 0208 225 7506

www.gov.uk/natural-england

We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.

In an effort to reduce Natural England's carbon footprint, I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.

Date: 23 March 2020
Our ref: 310571



Planning Policy
Wyre Borough Council

Customer Services
Hombeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

planning.policy@wyre.gov.uk

T 0300 060 3900

BY EMAIL ONLY

Dear Sir or 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**

Thank you for your consultation on the above dated and received by Natural England on 28 February 2020.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

We agree with the proposed scope of the partial review of Wyre Local Plan to 2031 as detailed in the letter dated 28 February 2020. In addition, the Council should also review the Habitats Regulations Assessment and all other environmental reports/assessments associated with the local plan.

If you have any queries relating to the advice in this letter please contact me on 0208 225 7506.

Yours faithfully

A redacted signature, appearing as a dark, irregular shape.

Lead Adviser
Cheshire, Greater Manchester, Merseyside & Lancashire Area Team

DRAFT

By Email Only:

info@fyldelocalplan.gov.uk; and
consult@fyldelocalplan.gov.uk

Ask for: ~~01253 891000~~
Email: ~~01253 891000~~@wyre.gov.uk
Tel No: ~~01253 891000~~
Our Ref: DtC

Date: 6 March 2020

Dear ~~01253 891000~~

Duty to Cooperate and the Partial Review of the Fylde Local Plan to 2032

Thank you for providing Wyre Council, alongside other statutory consultees, with a pre-consultation version of a number of documents relating to the partial review of the Fylde Local Plan to 2032. I have been able to respond on a number of matters through a recent Duty to Cooperate (DtC) meeting, in addition to email exchanges and phone conversations between members of your team and my own. This cooperation has been positive, ongoing and constructive and has resulted in some changes to the documents concerned; particularly the Statement of Common Ground (SoCG).

Despite best endeavours there still remain matters where agreement has not been reached by Friday 28 February 2020. I have sought to respond as quickly as possible given your intention to present your proposed partial review to your Planning Committee on 11 March 2020 for a decision on further progress. It may be of benefit if the contents of this letter are put before your Planning Committee on 11 March 2020.

The Wyre Local Plan 2011 – 2031 (WLP31) contains Policy LPR1, the contents of which are incontestable common ground and the confirmation of un-met housing need within Wyre, again incontestable common ground. This un-met need provides (in part) the justification for the review of the Fylde Local Plan to 2032 and a strong link between our two plans and their subsequent review.

Policy LRP1 sets out the steps that need to be undertaken as part of Wyre's Local Plan review in order to ascertain what proportion (if any) of the unmet need can be accommodated in Wyre. As set out above, Fylde's Local Plan review is justified in part by a commitment by Fylde to assisting Wyre meet residual unmet need.

It is therefore my view that the matters to be addressed by Policy LPR1 would most comprehensively be dealt with jointly between our respective authorities. That is, it is my view that our authorities should to work together to identify where the unmet need should be accommodated, and our plan processes need to be properly aligned to accommodate this.

As you will be aware, policy LPR 1 indicates that Wyre's Local Plan Review will include an update of Objectively Assessed Housing Needs.

Since the adoption of Wyre's Local Plan, NPPF 2019 has introduced the Standard Methodology for the purpose of determining the minimum number of homes required in the

area for the purpose of strategic policy making. The adopted policy figure in Wyre's plan is higher than the standard methodology figure. Wyre is required, pursuant to policy LRP1, to update its housing needs assessment for the purpose of the review, and it is this process that will determine Wyre's housing need through the Local Plan Review.

Because the evidence base relating to the Objectively Assessed Need (OAN) that informed both our plans was/is shared and was jointly commissioned; namely the Strategic Housing Market Assessment (SHMA), and because Fylde is considering its own housing needs through its own review, I consider that housing need is an issue that should be jointly considered by our authorities.

Policy LPR1 also requires a review of transport and highway issues, taking into account the matters specified in the policy. Similarly any review of the transport and highways infrastructure matters affecting Wyre could be dealt with jointly given the cross-boundary nature of the road network (both local and strategic), and also given that the outcome of the assessment will assist in informing the authorities of the degree to which Fylde may need to assist Wyre in meeting any unmet needs that cannot be accommodated in Wyre.

I would therefore like to propose that we agree to jointly review the above matters to further inform the partial review of both our plans, providing the opportunity to achieve a consistency of approach between our two authorities and their plans. In my view this is the best way to review our respective plans for our shared housing market area, and to ensure that housing needs are properly planned for and met across the HMA.

I also consider that an alignment of plan making timescales with the potential to more effectively deal with the matter of un-met housing need should be considered.

In the coming weeks I will be seeking quotations from Turley and Lichfields who both provided evidence for the WLP31, and in the case of Turley the SHMA that we both share. I would very much like to include cross boundary assessments of need as part of this/these commission(s) and I await your response to my proposal so that this evidence gathering can begin expediently. I will also be happy to discuss a common plan making timetable with you.

For the avoidance of doubt the full OAN for housing in Wyre is 479 dpa, with the WLP31 providing only 460 dpa; thus establishing the un-met housing need as a matter of recently adopted policy. The housing requirement for Wyre can only be changed through the adoption of a reviewed local plan or through an entirely new local plan. Although the Government has introduced a Standard Method (SM) for the calculation of housing need, this is a starting point and it cannot be assumed that this will represent the final position for Wyre. Therefore we do not consider that reference to potential OANs or housing need figures for Wyre in any of the documents produced as part of your partial review can be accorded any weight at this stage. As set out above, we would however welcome the opportunity to work with you to undertake joint needs assessments for the purpose of our respective Local Plan reviews.

One final matter that I wish to draw your attention to is the fact that it cannot be assumed that Wyre Council, through the partial review process, will be able to meet housing needs in full within the Borough. The Inspector's Report into Wyre's Local Plan made it clear that further consideration needed to be given as to the extent to which any unmet need could be met in Wyre through a review of transport and highway issues. This is reflected in LRP1 (2). Until detailed consideration has been given to this issue through the review process, it has not been established that Wyre can meet any unmet needs within the Borough. Again, we would welcome the opportunity to work with you to undertake a joint review of transport and highway issues to ensure that housing needs are accounted for and met across the HMA.

Finally, I note that Wyre Council are currently consulting on the scope of a partial review. We will continue to seek to discuss any matters arising from that consultation with you in a positive and constructive way.

As always should you wish to discuss the content of this letter further, please do not hesitate to contact myself or indeed any other member of my team. I look forward to continuing the meaningful and ongoing engagement we have.

Regards

A redacted signature, appearing as a blacked-out scribble.

Planning Policy and Economic Development Manager

DRAFT



[REDACTED]

Wyre Council
Civic Centre, Breck Road
Poulton-le-Fylde
Lancashire
FY6 7PU

Our Ref:

Your Ref:

Please Ask For: [REDACTED]

Telephone: [REDACTED]

Email: [REDACTED]@fylde.gov.uk

Date: 24th March 2020

Dear [REDACTED]

Duty to Cooperate and the Partial Review of the Fylde Local Plan to 2032

Thank you for your letter of 6th March 2020 which provides follow up to the earlier email exchanges, telephone conversations and proceedings at the Duty to Co-Operate meeting of 10th February 2020, in relation to our Partial Review and in particular to our Draft Statement of Common Ground.

Fylde Council is grateful for the expression of support, within the opening paragraph of your letter, for the co-operation that has been undertaken between the Councils in support of the Partial Review of the Fylde Local Plan to 2032. We would in turn like to express thanks for the efforts made by Wyre Council, in particular the time spent by you and your staff, in responding to our Draft Statement of Common Ground through a number of iterations and helping reach a common understanding of our respective positions. Fylde Council would wish to express a commitment to a similar level of effort in engagement with Wyre Council to assist you in the preparation of any Partial Review documents as you require and we will, of course, continue to engage with Wyre Council concerning issues remaining or arising within our Partial Review documents, including those raised elsewhere in your letter.

Fylde Council welcomes the letter in providing clarification as to the “direction of travel” of Wyre Council in relation to the strategic matter of housing need, and expresses thanks for the invitation being made at an early stage of Wyre Council’s plan-making process to work jointly, with an amended timetable for Fylde. Whilst Fylde Council does not wish to commit at this stage to the joint commissioning of supporting documents in relation to housing need and highways and transport capacity, we would wish to keep this matter under review, recognising that the Partial Review of the Wyre Local Plan (2011-2031) remains at its earliest stages.

Fylde Council will commit to engagement with consultants undertaking work that is commissioned by Wyre Council as necessary in support of such work. We will engage supportively with Wyre Council in the bringing forward of its Partial Review through ongoing consideration of strategic cross-boundary matters, under the auspices of the Duty to Co-Operate Memorandum of Understanding between the Fylde Coast Authorities and Lancashire County Council.

We look forward to continued positive engagement in respect of our respective plans. Please feel free to contact me at any time for any further clarification or assistance.

In line with current MHCLG advice, we propose to continue with the review process as best we can, but obviously, given current uncertainties, our original timetable will need to be reviewed.

Yours sincerely,



Planning Policy Manager

Appendix T – Schedule of Consultees

DRAFT

Associated British Ports
Avison Young
Barnacre - Planning Ambassador
Barnacre with Bonds Parish Council
Barratt Homes
Barrow Borough Council
Barton Grange
Barton parish council
Barton Willmore
Baxter Group Limited
Bell Ingram
Bellway Homes Ltd
Bilsborrow Post Office & Village Stores
Blackpool Council
Blackpool Transport
Bleasdale Parish Council
Bowland Forest (Higher) Parish Council
Breck Primary School
Broadgrove Planning and Development Ltd
BT
Burlingham Park Ltd
Cabus Parish Council
Cadent Gas Limited
Cardinal Allen Catholic High School
Carleton St. Hilda's Church of England Primary School
Carr Head Primary School
Cass Associates Ltd
Central Lancashire Friends of the Earth
Chipping Parish Council
CLA
Cloughton-on-Brock Parish Council
Countryside Properties
De Pol Associates
DfE
EE
Electricity NW
Ellel Parish Council

Elswick Parish Council
Emery Planning
Environment Agency
Fleetwood Civic Society
Fleetwood Parish Council
Fleetwood Town Council
Forest of Bowland Area of Outstanding Natural Beauty Partnership
Forton Parish Council
Forton Women's Institute
Fox Planning Consultancy
Frank Harrington Associates
Frost Planning Ltd
Fylde Council
Garstang Parish Council
garstang ramblers
Garstang Town Council
Graham Anthony Associates
Great Eccleston & District Agricultural Society
Great Eccleston Parish Council
Greater Preston CCG
Hambleton Parish Council
Head of Enterprise Zones (Blackpool Council)
Health and Safety Executive
Highways England
Historic England
Hollins Strategic Land
HollissVincent
Home Builders Federation (HBF)
Homes and Communities Agency
Homes England
Ingle's Dawndew Salad Ltd
inskip-with-sowerby parish council
jennifer Lampert Associates Ltd
JWPC Ltd

Kirkland Parish Council
Lancashire County Council Planning Group
Lancashire Association Of Parish & Town Councils Wyre Area Committee
Lancashire Constabulary
Lancashire County Council
Lancashire County Council Highways
Lancashire County Council, Public Health
Lancashire Enterprise Partnership Ltd
Lancashire Fire & Rescue Service
Lancashire Mind
Lancashire North CCG
Lancashire Public Health
Lancashire Wildlife Trust
Lancashire Wildlife Trust
Lancaster City Council
LCC
LCC & Local MP
Lead Local Flood Authority
Lichfields
Little Eccleston with Larbreck Parish Council
M.O.D.
Marine Management Organisation
Marrons Planning
Maybern Planning and Development
Member of Parliament for Blackpool North and Cleveleys
Member of Parliament for Wyre and Preston North
Moris Homes
Mosaic Town Planning
MP
My Neighbourhood Plan
Myerscough and Bilsborrow Parish Council

Myerscough College
N Vision. Blackpool, Fylde and Wyre Society for the Blind
Nateby parish council
National Grid
NATS
Natural England
Nether Wyresdale Parish Council
Nether Wyresdale Parish Council, Nateby Parish Council, Winmarleigh Parish Council & Cockerham Parish Council
Network Rail
Nexus Planning
NFU North West
NORTH & WESTERN LANCASHIRE CHAMBER OF COMMERCE
NORTHERN EDGE LIMITED
Northern Trust
NPL Group
Office of Rail and Road
Office of the Police and Crime Commissioner
Open Reach
Out Rawcliffe Parish Council, Upper Rawcliffe with Tarnacre Parish Council
Over Wyresdale Parish Council
Overton Parish Council
Persimmon Homes Lancashire
Peter Brett Associates

Catterall Parish Council
Kirkland Parish Council
Pilling Parish Council
Plainview Planning
Poulton-le-Fylde Historical & Civic Society
Stalmine-with-Staynall Parish Council
Preesall Town Council
Preston City Council
Preston City Council Rural North Ward
Property Capital plc
PWA Planning
R & D Gregory
RC Church
Redrow Homes Ltd
Regenda Group
Ribble Valley Borough Council
Richrad Turner & Son
Rossall School
Rowland Homes
Royal Society for the Protection of Birds (RSPB)
Savills (UK) Ltd
Scorton Residents' Association
Sedgewick Associates
Shepherd Planning
Singleton Estates Ltd
Singleton Parish Council
Smith & Love Planning Consultants
Sport England
SSA Planning Limited
St Mary's Catholic Primary School Great Eccleston

St Wulstan and Edmund, Fleetwood, Lancashire
Staining Parish Council
Stalmine Parish
Stalmine-with-Staynall Residents' Association
Steven Abbott Associates
Story Homes
Superdrott Plant Hire
Tetlow King Planning Ltd
The Coal Authority
The Gardens Trust
The Strategic Land Group
The Strategic Land Group Ltd
Theatres Trust
Thornton Action Group
Three
Thurnham with Glasson Parish Council
Treales Roseacre & Wharles Parish Council
Turley
United Utilities
Upper Rawcliffe with Tarnacre Parish Council
Vinnolit Hillhouse Limited
Wainhomes (North West) Limited
Walton & Co (Planning Lawyers) Limited
Winmarleigh Parish
Woodland Trust
Woodplumpton Parish Council
WYG
Wyre Labour Group (if stated as such)
YMCA Fylde Coast

SUBMISSION DRAFT WYRE LOCAL PLAN PARTIAL REVIEW (2011-2031)

STATEMENT OF CONSULTATION - ANNEX 2

REGULATION 19 (PUBLICATION) CONSULTATION RESPONSES (SUMMARY)

APRIL 2022

Introduction

This set of spreadsheet tables provides:

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Table 2	Record of Responses by Representor Name/Organisation
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Table 6	Summary of Local Plan Representations (Soundness and General Local Plan Comments) by Part of Plan/Policy
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Table 8	Summary of Representations on the Habitat Regulations Assessment
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For the partial review Individual representors have been allocated a unique personal ID e.g. 0099.

Each representation has been given a unique reference number consisting of:

Personal ID/local plan stage (P for Publication)/representation number/type of representation code
e.g. 0099/P/001/C

The type of representation code is as follows:

- B1 - Legal Compliance
- B2 - Duty to Cooperate
- GC - General Comment
- D - Sustainability Appraisal
- E - Habitat Regulations Assessment
- F - Evidence Base

Some representors have indicated that they do not wish to be contacted further about the Local Plan process. This is indicated by * against the name of that person in Table 1 and Table 2 and the designation DNC (Do Not Contact)

Representations have been logged against the part of the Plan stimulated by the respondent unless the council has considered that the detail of the response is better recorded against an alternative part of the Plan.

The representation summaries use as much of the original wording as possible, however in the interests of brevity and proportionality, this has not always been possible. In all cases, reference should be made to the original representation for the full details.

Table 2 - Record of Responses by Representor Name/Organisation

* and DNC indicates that the representor does not wish to be contacted further about the local plan.

Personal ID	Name	Organisation	Agent	DNC
0001	Warren Hilton	National Highways	n/a	n/a
0002	Deb Roberts	The Coal Authority*	n/a	DNC
0003	Robert Cooke	n/a	n/a	n/a
0004	Benjamin Rogers	Lead Local Flood Authority	n/a	n/a
0005	Ari Akinyemi	NHS Property Services	n/a	n/a
0006	John Hallas	Claughton-on-Brock Parish Council	n/a	n/a
0007	Alexander Hazel	Environment Agency	n/a	n/a
0008	Andrea Fortune	Kingswood Homes	n/a	n/a
0009	c/o agent	on behalf of: Story Homes, Oakmere Homes, Persimmon Homes, Eric Wright Group, McDermott Homes, Wainhomes and Rowland Homes	Derek Nesbitt, Cushman and Wakefield	n/a
0010	Joanne Harding	Home Builders Federation (HBF)	n/a	n/a
0011	c/o agent	NPL Group (UK) Ltd	Phil Robinson, Pegasus Group	n/a
0012	c/o agent	Story Homes	Dan Mitchell, Barton Willmore LLP	n/a
0013	c/o agent	Ministry of Defence	Chris Waldron, Defence Infrastructure Organisation	n/a
0014	Sharron Wilkinson	Sport England	n/a	n/a
0015	c/o agent	Taylor Wimpey	Tamara Ettenfield, Lichfields	n/a
0016	c/o agent	Wainhomes	Stephen Harris, Emery Planning	n/a
0017	Josh Plant	Gladman Developments	n/a	n/a
0018	Marcus Hudson	Lancashire County Council	n/a	n/a
0019	Roger Brooks	Garstang Town Council	n/a	n/a
0020	Matthew Symons	Hollins Strategic Land	n/a	n/a
0021	Jackie Copley	CPRE	n/a	n/a
0022	Mark Evans	Fylde Council	n/a	n/a
0023	Amy Kennedy	Natural England	n/a	n/a
0024	Hannah Jones	Homes England (LATE RESPONSE)	n/a	n/a

Wyre Local Plan Partial Review (2011-2031) - Publication (Reg 19)

STATEMENT OF CONSULTATION - Annex 2

RESPONSES TO THE PUBLICATION DRAFT NOVEMBER 2021

Table 3 - Full Index of Representations

* indicates that the representor does not wish to be contacted further about the local plan.

Personal ID	Unique Ref	Name	Organisation	Agent	Local Plan Ref./SA (D) Ref
0001	0001/P/001/GC	Warren Hilton	National Highways	n/a	n/a
0001	0001/P/002/D	Warren Hilton	National Highways	n/a	n/a
0002	0002/P/001/GC	Deb Roberts	The Coal Authority*	n/a	n/a
0003	0003/P/001/GC	Robert Cooke	n/a	n/a	n/a
0003	0003/P/002/GC	Robert Cooke	n/a	n/a	n/a
0003	0003/P/003/GC	Robert Cooke	n/a	n/a	Chapter 6 CDMP2 Flood Risk and Surface Water Management
0003	0003/P/004/GC	Robert Cooke	n/a	n/a	n/a
0003	0003/P/005/GC	Robert Cooke	n/a	n/a	Chapter 7 HP1 Housing Requirement and Supply (new)
0003	0003/P/006/GC	Robert Cooke	n/a	n/a	n/a
0003	0003/P/007/GC	Robert Cooke	n/a	n/a	n/a
0004	0004/P/001/GC	Benjamin Rogers	Lead Local Flood Authority	n/a	n/a
0005	0005/P/001/GC	Ari Akinyemi	NHS Property Services Ltd	n/a	Chapter 5 SP1 Development Strategy (new)
0005	0005/P/002/GC	Ari Akinyemi	NHS Property Services Ltd	n/a	Chapter 7 HP1 Housing Requirement and Supply (new)
0006	0006/P/001/GC	John Hallas	Claughton-on-Brock Parish Council	n/a	n/a
0007	0007/P/001/B1	Alexander Hazel	Environment Agency	n/a	n/a
0007	0007/P/002/GC	Alexander Hazel	Environment Agency	n/a	n/a
0007	0007/P/003/GC	Alexander Hazel	Environment Agency	n/a	Chapter 6 CDMP4 Environmental Assets
0007	0007/P/004/GC	Alexander Hazel	Environment Agency	n/a	Chapter 2 SP2 Sustainable Development
0007	0007/P/005/D	Alexander Hazel	Environment Agency	n/a	n/a
0008	0008/P/001/GC	Andrea Fortune	Kingswood Homes	n/a	Chapter 7 HP1 Housing Requirement and Supply (new)
0008	0008/P/002/GC	Andrea Fortune	Kingswood Homes	n/a	Chapter 7 HP1 Housing Requirement and Supply (new)
0008	0008/P/003/GC	Andrea Fortune	Kingswood Homes	n/a	Chapter 9 Site Allocations
0008	0008/P/004/GC	Andrea Fortune	Kingswood Homes	n/a	Chapter 9 Site Allocations Omission Site
0009	0009/P/001/F	c/o agent	Development Consortium	Cushman & Wakefield	Viability Appraisal
0009	0009/P/002/GC	c/o agent	Development Consortium	Cushman & Wakefield	Chapter 5 §5.7.2 (new)
0010	0010/P/001/GC	Joanne Harding	Home Builders Federation	n/a	Chapter 1 §1.2.5 and 1.2.6 (new)
0010	0010/P/002/GC	Joanne Harding	Home Builders Federation	n/a	Chapter 4 §4.1.6 (new)
0010	0010/P/003/GC	Joanne Harding	Home Builders Federation	n/a	Chapter 5 SP1 Development Strategy (new)
0010	0010/P/004/GC	Joanne Harding	Home Builders Federation	n/a	Chapter 7 HP1 Housing Requirement and Supply (new)

0010	0010/P/005/GC	Joanne Harding	Home Builders Federation	n/a	Chapter 7 HP3 Affordable Housing (new)
0010	0010/P/006/GC	Joanne Harding	Home Builders Federation	n/a	Chapter 7 HP4 Exception Sites (new)
0011	0011/P/001/GC	c/o agent	NPL Group (UK) Ltd	Phil Robinson, Pegasus Group	Chapter 1 §1.2.5 and 1.2.6 (new)
0011	0011/P/002/GC	c/o agent	NPL Group (UK) Ltd	Phil Robinson, Pegasus Group	Chapter 4 §4.1.6 (new)
0011	0011/P/003/GC	c/o agent	NPL Group (UK) Ltd	Phil Robinson, Pegasus Group	Chapter 5 SP1 Development Strategy (new)
0011	0011/P/004/GC	c/o agent	NPL Group (UK) Ltd	Phil Robinson, Pegasus Group	Chapter 7 HP1 Housing Requirement and Supply (new)
0011	0011/P/005/GC	c/o agent	NPL Group (UK) Ltd	Phil Robinson, Pegasus Group	Chapter 7 HP3 Affordable Housing (new)
0011	0011/P/006/GC	c/o agent	NPL Group (UK) Ltd	Phil Robinson, Pegasus Group	Chapter 7 HP4 Rural Exceptions (new)
0011	0011/P/007/GC	c/o agent	NPL Group (UK) Ltd	Phil Robinson, Pegasus Group	Chapter 9 Site Allocations
0012	0012/P/001/GC	c/o agent	Story Homes	Dan Mitchell, Barton Willmore LLP	Chapter 7 HP1 Housing Requirement and Supply (new)
0012	0012/P/002/GC	c/o agent	Story Homes	Dan Mitchell, Barton Willmore LLP	Chapter 7 HP1 Housing Requirement and Supply (new)
0012	0012/P/003/GC	c/o agent	Story Homes	Dan Mitchell, Barton Willmore LLP	Chapter 7 HP1 Housing Requirement and Supply (new)
0012	0012/P/004/GC	c/o agent	Story Homes	Dan Mitchell, Barton Willmore LLP	Chapter 7 HP1 Housing Requirement and Supply (new)
0012	0012/P/005/GC	c/o agent	Story Homes	Dan Mitchell, Barton Willmore LLP	Chapter 7 HP3 Affordable Housing (new)
0012	0012/P/006/GC	c/o agent	Story Homes	Dan Mitchell, Barton Willmore LLP	Chapter 7 HP1 Housing Requirement and Supply (new)
0012	0012/P/007/GC	c/o agent	Story Homes	Dan Mitchell, Barton Willmore LLP	Chapter 9 Site Allocations
0013	0013/P/001/GC	c/o agent	Ministry of Defence	Chris Waldron, Defence Infrastructure Organisation	n/a
0014	0014/P/001/GC	Sharron Wilkinson	Sports England	n/a	Chapter 5 §5.4.3
0014	0014/P/002/GC	Sharron Wilkinson	Sports England	n/a	Chapter 6 §6.4.3 (new)
0015	0015/P/001/GC	c/o agent	Taylor Wimpey	Tamara Ettenfield, Lichfields	Chapter 9 Site Allocations
0015	0015/P/002/GC	c/o agent	Taylor Wimpey	Tamara Ettenfield, Lichfields	Chapter 7 HP1 Housing Requirement and Supply (new)
0015	0015/P/003/GC	c/o agent	Taylor Wimpey	Tamara Ettenfield, Lichfields	Chapter 7 HP1 Housing Requirement and Supply (new)
0015	0015/P/004/GC	c/o agent	Taylor Wimpey	Tamara Ettenfield, Lichfields	Chapter 7 HP1 Housing Requirement and Supply (new)
0015	0015/P/005/GC	c/o agent	Taylor Wimpey	Tamara Ettenfield, Lichfields	Chapter 7 HP1 Housing Requirement and Supply (new)
0015	0015/P/006/GC	c/o agent	Taylor Wimpey	Tamara Ettenfield, Lichfields	Chapter 7 HP3 Affordable Housing (new)
0015	0015/P/007/GC	c/o agent	Taylor Wimpey	Tamara Ettenfield, Lichfields	Chapter 7 HP1 Housing Requirement and Supply (new)
0015	0015/P/008/GC	c/o agent	Taylor Wimpey	Tamara Ettenfield, Lichfields	Chapter 9 Site Allocations
0016	0016/P/001/GC	c/o agent	Wainhomes	Stephen Harris, Emery Planning	Chapter 10 LPR1 Wyre Local Plan Review
0016	0016/P/002/GC	c/o agent	Wainhomes	Stephen Harris, Emery Planning	Chapter 7 HP1 Housing Requirement and Supply (new)
0016	0016/P/003/GC	c/o agent	Wainhomes	Stephen Harris, Emery Planning	Chapter 7 HP1 Housing Requirement and Supply (new)
0016	0016/P/004/GC	c/o agent	Wainhomes	Stephen Harris, Emery Planning	Chapter 7 HP1 Housing Requirement and Supply (new)
0016	0016/P/005/GC	c/o agent	Wainhomes	Stephen Harris, Emery Planning	Chapter 7 HP1 Housing Requirement and Supply (new)
0016	0016/P/006/GC	c/o agent	Wainhomes	Stephen Harris, Emery Planning	Chapter 7 HP1 Housing Requirement and Supply (new)
0016	0016/P/007/GC	c/o agent	Wainhomes	Stephen Harris, Emery Planning	Chapter 7 HP1 Housing Requirement and Supply (new)
0017	0017/P/001/GC	n/a	Gladman	n/a	Chapter 7 HP1 Housing Requirement and Supply (new)

0017	0017/P/002/GC	n/a	Gladman	n/a	Chapter 7 HP1 Housing Requirement and Supply (new)
0018	0018/P/001/D	Marcus Hudson	Lancashire County Council	n/a	n/a
0018	0018/P/002/GC	Marcus Hudson	Lancashire County Council	n/a	n/a
0018	0018/P/003/GC	Marcus Hudson	Lancashire County Council	n/a	Chapter 7 HP1 Housing Requirement and Supply (new)
0019	0019/P/001/B1	Rodger Brook	n/a	n/a	n/a
0019	0019/P/002/GC	Rodger Brook	n/a	n/a	n/a
0019	0019/P/003/GC	Rodger Brook	n/a	n/a	Appendix A (new)
0019	0019/P/004/GC	Rodger Brook	n/a	n/a	Chapter 1 §1.2.9
0020	0020/P/001/GC	Matthew Symons	Hollins Strategic Land	n/a	Chapter 7 HP1 Housing Requirement and Supply (new)
0020	0020/P/002/GC	Matthew Symons	Hollins Strategic Land	n/a	Chapter 9 Site Allocations
0021	0021/P/001/GC	Jackie Copley	CPRE	n/a	n/a
0021	0021/P/002/GC	Jackie Copley	CPRE	n/a	n/a
0021	0021/P/003/GC	Jackie Copley	CPRE	n/a	n/a
0021	0021/P/004/GC	Jackie Copley	CPRE	n/a	Content
0021	0021/P/005/GC	Jackie Copley	CPRE	n/a	Chapter 1 §1.4.1-1.4.3 (new)
0021	0021/P/006/GC	Jackie Copley	CPRE	n/a	Chapter 1 §1.2.1-1.2.13 (new)
0021	0021/P/007/GC	Jackie Copley	CPRE	n/a	Chapter 4 Footnote 16 (new)
0021	0021/P/008/GC	Jackie Copley	CPRE	n/a	Chapter 4 §4.1.11
0021	0021/P/009/GC	Jackie Copley	CPRE	n/a	Chapter 4 §4.1.12
0021	0021/P/010/GC	Jackie Copley	CPRE	n/a	Chapter 4 §4.1.6
0021	0021/P/011/GC	Jackie Copley	CPRE	n/a	Chapter 5 §5.4.3
0021	0021/P/012/GC	Jackie Copley	CPRE	n/a	Chapter 5 §5.4.4
0021	0021/P/013/GC	Jackie Copley	CPRE	n/a	Chapter 5 §5.1.1
0021	0021/P/014/GC	Jackie Copley	CPRE	n/a	Chapter 5 SP4 Countryside Areas (new)
0021	0021/P/015/GC	Jackie Copley	CPRE	n/a	Chapter 5 §5.7.2 (new)
0021	0021/P/016/GC	Jackie Copley	CPRE	n/a	Chapter 6 §6.4.3 (new)
0021	0021/P/017/GC	Jackie Copley	CPRE	n/a	Chapter 7
0021	0021/P/018/GC	Jackie Copley	CPRE	n/a	Chapter 7 §7.2.2
0021	0021/P/019/GC	Jackie Copley	CPRE	n/a	Chapter 7 §7.2.3
0021	0021/P/020/GC	Jackie Copley	CPRE	n/a	Chapter 7 §7.2.4
0021	0021/P/021/GC	Jackie Copley	CPRE	n/a	Chapter 7 §7.2.6 (new §7.2.5)
0022	0021/P/022/GC	Jackie Copley	CPRE	n/a	Chapter 7 HP3 Affordable Housing (new)
0022	0021/P/023/GC	Jackie Copley	CPRE	n/a	Chapter 7 HP4 Exception Sites (new)
0022	0021/P/024/GC	Jackie Copley	CPRE	n/a	Chapter 8 EP5 Main Town Centre Uses (new)
0022	0021/P/025/GC	Jackie Copley	CPRE	n/a	Chapter 9 §9.2.1
0022	0022/P/001/GC	Mark Evans	Fylde Council	n/a	n/a

0022	0022/P/002/GC	Mark Evans	Fylde Council	n/a	Chapter 1 §1.2.7
0022	0022/P/003/GC	Mark Evans	Fylde Council	n/a	Chapter 1 §1.2.9 (new)
0022	0022/P/004/GC	Mark Evans	Fylde Council	n/a	Chapter 4 §4.1.12
0022	0022/P/005/GC	Mark Evans	Fylde Council	n/a	Chapter 5 §5.1.1
0022	0022/P/006/GC	Mark Evans	Fylde Council	n/a	Chapter 5 SP4 Countryside Areas (new)
0022	0022/P/007/GC	Mark Evans	Fylde Council	n/a	Chapter 7 HP1 Housing Land Supply (new)
0022	0022/P/008/GC	Mark Evans	Fylde Council	n/a	Chapter 7 §7.2.3
0022	0022/P/009/GC	Mark Evans	Fylde Council	n/a	Chapter 9 §9.2.1
0022	0022/P/010/GC	Mark Evans	Fylde Council	n/a	Chapter 9 §9.2.1
0022	0022/P/011/GC	Mark Evans	Fylde Council	n/a	Appendix A (new)
0022	0022/P/012/D	Mark Evans	Fylde Council	n/a	SA Reasonable Alternative Option
0022	0022/P/013/B2	Mark Evans	Fylde Council	n/a	Draft Statement of Common Ground and Duty to Cooperate Statement of Compliance
0022	0022/P/014/F	Mark Evans	Fylde Council	n/a	LPR1 Background Paper
0022	0022/P/015/F	Mark Evans	Fylde Council	n/a	Housing Implementation Strategy (HIS) Partial Review
0023	0023/P/001/GC	Amy Kennedy	Natural England	n/a	n/a
0023	0023/P/002/D	Amy Kennedy	Natural England	n/a	n/a
0023	0023/P/003/E	Amy Kennedy	Natural England	n/a	n/a
0024	0024/P/001/GC	Nicola Elsworth	Homes England	n/a	n/a

Wyre Local Plan Partial Review (2011-2031) - Publication (Reg 19)

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RESPONSES TO THE PUBLICATION DRAFT NOVEMBER 2021

TABLE 4 - Summary of Representations on Legal Compliance (B1)

Unique Ref	Name/Organisation	Legally compliant? Y/N	Legal Compliance - Summary of Representation	Response
0007/P/001/B1	Alexander Hazel - Environment Agency	Y	No issues in terms of legal compliance.	Noted
0019/P/001/B1	Rodger Brook	Y	I consider the Local Plan 2011-2031 to be legally prepared.	Noted

Wyre Local Plan Partial Review (2011-2031) - Publication (Reg 19)

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RESPONSES TO THE PUBLICATION DRAFT 2021

Table 5 - Summary of Representations on the Duty to Cooperate (B2)

Unique Ref	Name	Meets the DTC? Y/N	DTC - Summary of Representation	Response
0022/P/013/B2	Mark Evans, Fylde Council	n/a	<ul style="list-style-type: none"> ● Thank you for inviting Fylde Council to comment on the Publication Draft Wyre Local Plan Partial Review (2011-2031) (PR). The two councils have maintained dialogue and engagement concerning the progress of our respective partial reviews through the Fylde Coast Duty to Cooperate Meetings in line with the governance provided by the Duty to Co-operate Memorandum of Understanding between the Fylde Coast Authorities and Lancashire County Council and through direct engagement between officers. We will continue to work with Wyre Council in relation to cross-boundary strategic matters in support of your partial review. ● Draft Statement of Common Ground and Duty to Cooperate Statement of Compliance §5.19 should be updated to say Fylde Council adopted the Fylde Local Plan 2032 (incorporating Partial Review) on 6th December 2021. It provides for Wyre's unmet need of 380 dwellings in full. However, as Wyre have lowered their housing requirement by using the standard method, there is no longer any requirement for Fylde to assist in meeting unmet need. ● Draft Statement of Common Ground and Duty to Cooperate Statement of Compliance Annex 1 and 2 §6.8 is out of date because it states that Wyre's unmet need of 380 still exists, it should clarify that there is no longer any unmet need as the housing requirement has been recalculated by using the standard method and there is no longer any requirement for Fylde to assist in meeting any unmet need. 	<ul style="list-style-type: none"> ● Noted. ● Following further engagement with Fylde Council, the Statement of Common Ground and Duty to Cooperate Statement of Compliance has been updated to reflect the adoption of the Fylde Local Plan in 2021. ● The partial review has considered the matters contained in Policy LPR1 and concluded that the standard method is to be used for determining the level of housing need. Application of the standard method produces a housing need of 296 dwellings p.a. (net). ● Based on a housing need of 460 dwellings p.a. 2011-2019 and 296 dwellings p.a. 2019-203, the total Plan housing requirement is 7,232 dwellings 2011-2031. The Partial Review identifies a total housing land supply of 9,423 dwellings ● If this position is accepted by the Local Plan Inspector, Wyre council can meet its housing needs in full through the Partial Review. ● On this basis there is no unmet need in Wyre that falls to be considered by neighbouring local authorities.

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Table 6 - Summary of Local Plan Representations (Soundness and General Local Plan Comments) By Part of Plan/Policy

Unique Ref	Name/ Organisation	LP Ref	Is the Plan sound? Y/N	If NO, Reason	Summary of Representation	Modifications Required	Response	Code
0001/P/001/GC	Warren Hilton - National Highways	n/a	n/a	n/a	No comment.	n/a	Noted.	n/a
0002/P/001/GC	Deb Roberts - The Coal Authority	n/a	n/a	n/a	Wyre Council lies outside the defined coalfields and therefore the Coal Authority has no specific comments.	n/a	Noted.	n/a
0003/P/001/GC	Robert Cooke	n/a	n/a	n/a	I was very impressed with the range and depth being considered in the documentation and if local people have a real say in what is decided there is hope that we will see common sense prevail. The fear is that when local people oppose a development (destruction?) the developer simply arranges for an "inspector" from the South to have a jolly day on expenses, see a green patch, and say "Yes, build on that".	n/a	Noted.	n/a
0003/P/002/GC	Robert Cooke	n/a	n/a	n/a	There is concern that a low level of qualifications is a deterrent to inward investment, but one could also say that the type of employment available in the area does not attract better-qualified youngsters to remain local. Then again, what do we mean by better qualified when the area has many skilled tradesmen? We also have to consider that the nature of a seaside area is that it has, for part of the year, a large number of temporary jobs which are inevitably low-paid and should be considered separately from the basic structure of the borough.	n/a	Noted. The scope of the Local Plan Partial Review (LPPR) is narrow, with the terms clearly and specifically established by Policy LPR1. This representation is in relation to the economic development strategy, which falls outside the scope of this partial review.	n/a
0003/P/004/GC	Robert Cooke	n/a	n/a	n/a	There are apparently 22 brownfield sites in the Borough, but seemingly only two being currently assessed. At the same time we are told that the best and most versatile agricultural land should be protected from "inappropriate" development. I would submit that in these areas all development is "inappropriate" and in view of some of the excellent use that has been made of brownfield sites I would suggest that these receive urgent priority when developers start to sniff around.	n/a	<ul style="list-style-type: none"> Noted. The scope of the Local Plan Partial Review (LPPR) is narrow, with the terms clearly and specifically established by Policy LPR1. This representation is in relation to the development strategy, which falls outside the scope of this partial review. Of the 22 brownfield sites currently recorded on the Brownfield Register for the borough, 15 of them contribute to the housing supply figures and three of those sites are allocated for residential development in the adopted Wyre Local Plan. 	n/a
0003/P/006/GC	Robert Cooke	n/a	n/a	n/a	There is a statement that reducing the carbon footprint should be a priority. I submit that for two reasons this will be impossible. Firstly, with all the building in the Borough the volume of traffic has vastly increased on roads which were never designed for it and in places like Poulton a small collision results in severe jams with cars sitting for ages pumping out exhaust fumes. Secondly, in some	n/a	Noted. The scope of the Local Plan Partial Review (LPPR) is narrow, with the terms clearly and specifically established by Policy LPR1. Climate change falls outside the scope of this Partial Review. The Full Review of the Local Plan will consider mitigating the impact of and adapting to climate change.	n/a

					"developments" a large peat covering has been removed, thereby removing the carbon sponge.			
0003/P/007/GC	Robert Cooke	n/a	n/a	n/a	We live in a wonderful, beautiful area, and I was very pleased to see the concern shown in relation to biodiversity. However I was greatly concerned by the admission that by using greenfield sites biodiversity is lost: this is obvious! I was even more concerned by the statement that by using biodiversity enhancing policies elsewhere there can be a net gain in biodiversity! Leave it to Mother Nature and keep off the greenfield sites. Too much of the Fylde has been destroyed in the last five years. Let those who live here now enjoy what is left.	n/a	Noted. The scope of the Local Plan Partial Review (LPPR) is narrow, with the terms clearly and specifically established by Policy LPR1. This representation is in relation to the development strategy and Policy CDMP4 Environmental Assets, which falls outside the scope of this partial review.	n/a
0004/P/001/GC	Lead Local Flood Authority (LLFA)	n/a	n/a	n/a	<ul style="list-style-type: none"> No comment on partial review of the Local Plan - it does not have any implications on local flood risk management. LLFA is keen to engage with Wyre Council on the upcoming full review of the Local Plan. The LLFA submitted comments for consideration for the full review. 	n/a	<ul style="list-style-type: none"> Noted. Full Review comments submitted by the LLFA will be considered as part of the full review process. 	n/a
0006/P/001/GC	Claughton-on-Brock Parish Council	n/a	n/a	n/a	<ul style="list-style-type: none"> Climate change should be included within the scope of the Partial Review. Planning Policy should require installation of communal ground source heating systems as part of new developments of three or more houses. Fitting systems during construction is better than retrofitting. 	n/a	Noted. The scope of the Local Plan Partial Review (LPPR) is narrow, with the terms clearly and specifically established by Policy LPR1. Climate change falls outside the scope of this Partial Review. The Full Review of the Local Plan will consider mitigating the impact of and adapting to climate change.	n/a
0007/P/002/GC	Alexander Hazel - Environment Agency	n/a	Y	n/a	No issues in terms of soundness.	n/a	Noted.	n/a
0013/P/001/GC	Ministry of Defence c/o Chris Waldron, Defence Infrastructure Organisation	n/a	n/a	n/a	No concerns or suggested amendments to the current consultation.	n/a	Noted.	n/a
0018/P/002/GC	Marcus Hudson, Lancashire County Council	n/a	n/a	n/a	<ul style="list-style-type: none"> School provision team forecast five-year position to forecast likely need for additional school places. This will assist planning officers to plan where housing growth will be and the infrastructure required. The partial review provides information on the new housing figure, however it does not provide details of the specific planning areas. Detail is required of how the 5,192 dwellings will be allocated on the sites SA1, SA3 and SA4. At a point in time, it would be appreciated if this information could be provided. LCC can then advise which specific planning areas require further review and investment of additional pupil places. 	n/a	<ul style="list-style-type: none"> Noted. The Partial Review retains all existing site allocations in the adopted Local Plan. The existing site allocations were previously assessed by Lancashire County Council's School Provision Team during the preparation of the now adopted Local Plan, this informed the infrastructure requirements for the Local Plan. 	n/a
0019/P/002/GC	Rodger Brook	n/a	Y	n/a	I consider the Local Plan 2011-2031 to be Sound.	n/a	Noted.	n/a

0021/P/001/GC	Jackie Copley, CPRE	n/a	n/a	n/a	<ul style="list-style-type: none"> Government mandate use of ONS 2014 data which shows higher population growth rate, ONS 2016, 2018 and 2020 all show slower growth rates. This leads to higher housing growth rates, job and housing targets. This promotes development of greenfields including Green Belt in advance of brownfield. NPPF is a developer charter. Planning reform needed, to reflect public opinion about value of the environment. 	n/a	<ul style="list-style-type: none"> Noted. The partial review retains all existing site allocation in the adopted Local Plan. The council has enough land to meet identified needs and the partial review has not allocated additional site allocations. 	n/a
0021/P/002/GC	Jackie Copley, CPRE	n/a	n/a	n/a	Links provided to CPRE's Recycling out Land: The state of brownfield report, 2021 and brownfield land register toolkit.	The council should amend the local plan to allocate more previously developed land and avoid Green Belt loss.	<ul style="list-style-type: none"> Noted. The partial review retains all existing site allocation in the adopted Local Plan. The council has enough land to meet identified needs and the partial review has not allocated additional site allocations. 	n/a
0021/P/003/GC	Jackie Copley, CPRE	n/a	n/a	n/a	<ul style="list-style-type: none"> Developers should be encouraged to better design schemes to maximising clean energy and insulation (Building for a Healthy Life) with no loss of our natural assets including biodiversity, tranquillity, high grade farmland, mature woodland, trees and hedgerows. Mitigation and compensation must be adequate and enforceable. Developments that do not support climate and biodiversity goals should be refused. The local plan should plan for needs and protect and conserve Wyre's important natural assets. There is a declared climate emergency, and the area is liable to flooding. 	n/a	<ul style="list-style-type: none"> Noted. The adopted Local Plan policy CDMP3 Design requires a high standard of design to accord with criterion, including minimising energy consumption. The council acknowledge the move towards a mandatory Biodiversity Net Gain (BNG) figure established by the Environment Act. This will be addressed in full by the full review of the Wyre Local Plan (currently at Regulation 18 scoping stage) taking into account any up-to-date planning guidance and regulations. It will be the role of the full review to consider the implications from the council declaring a climate emergency. 	n/a
0022/P/001/GC	Mark Evans, Fylde Council	n/a	n/a	n/a	It is noted that the Scope of the partial review has narrowed to exclude some of the changes introduced by the NPPG19.	n/a	<ul style="list-style-type: none"> Fylde Council have not specified the matters the partial review has excluded, that were introduced by the NPPF19. Implementation of Policy LPR1 Background Paper §7.1-7.4 sets out that this partial review has considered the substantive revisions that have arisen by reviewing the NPPF 21 (the most up to date version) against the NPPF 12 only. Where there are substantive revisions in the NPPF 21 against the NPPF 12 that the council could not consider when preparing the WLP31, the council has then considered the implications. This has not involved a review of all policies, which will be the role of the Local Plan Full Review (currently at Regulation 18 scoping stage) rather than this partial review. 	n/a
0023/P/001/GC	Amy Kennedy, Natural England	n/a	n/a	n/a	No objection to the proposed schedule of revisions.	n/a	Noted.	n/a
0024/P/001/GC (LATE RESPONSE)	Nicola Elsworth, Homes England	n/a	n/a	n/a	No representations on the current consultation.	n/a	Noted.	n/a

0021/P/004/GC	Jackie Copley, CPRE	Content	n/a	n/a	CPRE objects to the deletion of 'The Duty to Cooperate'. This is because it is a key aspect of local plan making, especially in rural areas where environmental sensitivity and constraints can lead to urban neighbours delivering part of any unmet need. It is more appropriate for urban areas in need of revitalisation to be the focus of new housing investment to tackle any constraints and make the most effective use of previously developed land as set out in NPPF Section 11 and a focus of the 35% urban uplift of the revised Standard Method. Wyre ought not to forget about this joined up approach. Wyre does not have to provide for all its housing needs, even a reduced quantum now identified, if it is evidenced that there are more sustainable sites in neighbouring authority areas.	n/a	<ul style="list-style-type: none"> Noted. The existing text within the adopted Local Plan §1.4 on the 'Duty to Co-operate' is proposed to be deleted as it is focused on the requirement for the partial review. Updated text on Duty to Co-operate is included in the proposed new §1.2.1-1.2.13. The proposed deletion of §1.4 does not remove Duty to Co-operate. 	n/a
0021/P/006/GC	Jackie Copley, CPRE	Chapter 1 §1.2.1-1.2.13 (new)	n/a	n/a	<ul style="list-style-type: none"> CPRE supports the revision of a reduced housing requirement to 296 dwellings per annum (dpa), however CPRE continues to recommend that the Council should reduce further the number of houses focused on rural Wyre. CPRE previously commented on Publication Local Plan consultation in 2017 that Turley's calculation was too high. Adopted 460dpa inevitably caused the council to fail the Housing Delivery Test (HDT), despite it achieving 376 completions. This 'deemed failure' led to further greenfield land never intended for development, obtaining planning consent due to five-year housing land supply rule. This included loss of prime agricultural land, such as Arthur's Lane, Hambleton. Rural housing in remote areas leads to increase in car journeys. Previous requirement was 155% of the target it should have been, which meant that more housing delivered than is now considered necessary. Completions were at 127% of the new proposed target so 'over-performance'. Much less greenfield should be allocated over remaining plan period, certainly no requirement for additional greenfield loss as there are significant environmental costs from development. Council should resist pressure to impose inflated housing numbers as the council will have to ensure performance against it. Future failure against HDT will lead to more unnecessary loss of farmland. Governments 2014 population growth data is out of date. Welcome revised Standard Method. Still a need for improvement as affordability assumptions flawed. 	Reduce housing focused on rural Wyre.	<ul style="list-style-type: none"> Noted. The partial review meets the identified need, in accordance with national policy. Wyre Council continues to exceed the Housing Delivery Test (HDT) measure. Arthurs Lane, Hambleton is allocated in the adopted Local Plan under site reference SA1/10. 	n/a
0010/P/001/GC	Joanne Harding - Home Builders Federation	Chapter 1 §1.2.5 and 1.2.6 (new)	No	Not positively prepared; justified or consistency with national policy. See summary of representation	General support for standard method as the starting point to assess housing need for the area. Housing need likely to be higher than the housing requirement currently identified.	n/a	Noted. See responses to 0010/P/001/GC continued.	n/a

0010/P/001/GC continued	Joanne Harding - Home Builders Federation	Chapter 1 §1.2.5 and 1.2.6 (new)	No	Not positively prepared; justified or consistency with national policy. See summary of representation	PPG sets out circumstances where it is appropriate to consider whether the actual housing need is higher than the standard method: growth strategies for the area; and strategic infrastructure improvements. Council should investigate this.	n/a	The Implementation of Policy LPR1 Background Paper §3.1-3.2 has considered if there are circumstances where it may be appropriate to include an uplift where housing needs are likely to exceed past trends. In summary, in Wyre: there are no Housing Deals; no strategic infrastructure improvements likely to increase the homes needed locally; or no requirement to take unmet housing need from any neighbouring authority. Therefore, there are no circumstances in the borough of Wyre where it would be appropriate to include an uplift.	n/a
0010/P/001/GC continued	Joanne Harding - Home Builders Federation	Chapter 1 §1.2.5 and 1.2.6 (new)	No	Not positively prepared; justified or consistency with national policy. See summary of representation	<ul style="list-style-type: none"> ● PPG sets out circumstances where it is appropriate to consider whether the actual housing need is higher than the standard method where previous level of delivery or previous assessments of need are significantly greater than the outcome of the standard method. Council should investigate this. ● Proposed housing requirement is a significant decrease from current adopted Local Plan required of 460dpa. Also significantly below 433dpa delivered on average over 2016/17-2020/21. Housing requirement should be increased to better reflect this evidence. 	n/a	<ul style="list-style-type: none"> ● The Implementation of Policy LPR1 Background Paper §3.3-3.4 has considered if there are circumstances where previous levels of housing delivery in an area, or previous assessment of need, such as a recently produced SHMA are significantly greater than the outcome from the standard method. ● The council considers it appropriate to consider previous housing delivery since the start of the Plan period in 2011 (10 year period). This is more representative of long term trends. There is no support in the PPG for considering different periods of housing delivery; the most appropriate is the Plan period. ● It is acknowledged that the objectively assessed housing need in the adopted Local Plan is higher than standard method, this is however based on assessments which were produced prior to the introduction of the new approach and subsequent revisions to the national planning policy and guidance. This approach is supported by the Planning Inspector's report of the Fylde Local Plan Partial Review §26. ● Over the Plan period, the Partial Review housing delivery is projected at 9,423 dwellings, exceeding the housing requirement of 7,232 by 2,191 dwellings. This includes significant flexibility in supply over the Plan period and does not prejudice the delivery of the existing site allocations in the adopted Local Plan, which remain unchanged. 	n/a
0010/P/001/GC continued	Joanne Harding - Home Builders Federation	Chapter 1 §1.2.5 and 1.2.6 (new)	No	Not positively prepared; justified or consistency with national policy. See summary of representation	Affordable housing evidence not updated. Adopted Local Plan identified annual need for 134dpa up to 2022, rising to 189dpa afterwards. Identified affordable housing need would be a significant proportion of the housing requirement. Housing requirement should be increased to allow for this affordable housing need to be met.	n/a	<ul style="list-style-type: none"> ● The proposed housing requirement in the Partial Review does not impact upon the delivery of affordable housing from that found sound in the adopted Local Plan. ● The NPPF and PPG do not require the affordable housing need to be met in full. ● It is acknowledged that the total affordable housing need will not be met by the housing requirement in the adopted Local Plan or that proposed by the Partial Review. ● Affordability is baked into the standard method via the affordability ratio adjustment. This differs from the approach to the OAHN in the adopted Local Plan that included consideration of affordability. That assessment was produced prior to the introduction of the new standard method approach, and subsequent revisions to national planning policy and guidance. ● The scope of the Local Plan Partial Review (LPPR) is narrow, with the terms clearly and specifically established by Policy LPR1. The consideration of affordability is baked 	n/a

							into the standard method via the affordability ratio adjustment. Therefore, new affordable housing evidence to support the housing requirement is not required.	
0010/P/001/GC continued	Joanne Harding - Home Builders Federation	Chapter 1 §1.2.5 and 1.2.6 (new)	No	Not positively prepared; justified or consistency with national policy. See summary of representation	Employment land requirement is not amended. Reduced housing requirement will lead to an imbalance between economic and residential development. Housing requirement should be increased to allow for an appropriate balance and help create a more sustainable area.	n/a	<ul style="list-style-type: none"> • The affordability adjustment within the standard method calculation takes account of people moving into an area for economic reasons. The standard method only requires an uplift adjustment where there are specific growth strategies, which Wyre does not have. • The latest Employment Monitoring Report (20/21) demonstrates the continued low uptake of employment land in Wyre, which is below that projected in the adopted Local Plan (the OAEN is based on historic trends). • It is also apparent that the Hillhouse Technology Enterprise Zone (EZ) has underperformed over the last five years with projected jobs not materialising, jobs losses following the closure of Vinnolit facility and due to the effects of Covid-19. • There is therefore significant economic uncertainty at present. It will be the role of the Local Plan Full Review to consider the economic strategy and the wider consequences of changing working patterns. • The Partial Review retains all existing residential and employment site allocations in the adopted Local Plan that were found sound by the Planning Inspector. The proposed housing requirement will not lead to an imbalance between the housing strategy and employment strategy. 	n/a
0011/P/001/GC	NPL Group (UK) Ltd c/o Phil Robinson, Pegasus Group	Chapter 1 §1.2.5 and 1.2.6 (new)	No	Not positively prepared; justified or consistency with national policy. See summary of representation	Do not support 296dpa housing requirement as represents the 'do minimum' option. NPPF §61 clear that to determine minimum number of homes, strategic policies should be informed by a local housing need (LHN) assessment, using standard method. LHN represents the minimum starting point.	n/a	Noted. See responses to 0010/P/001/GC continued.	n/a

0011/P/001/GC continued	NPL Group (UK) Ltd c/o Phil Robinson, Pegasus Group	Chapter 1 §1.2.5 and 1.2.6 (new)	No	Not positively prepared; justified or consistency with national policy. See summary of representation	Housing need is much higher than the proposed housing requirement of 296dpa. PPG sets out circumstances where it is appropriate to consider whether the actual housing need is higher than the standard method: growth strategies for the area and strategic infrastructure improvements. Council has not comprehensively justified the decision to use minimum LHN figure of 296dpa.	n/a	<ul style="list-style-type: none"> • The Implementation of Policy LPR1 Background Paper §3.1-3.2 has considered if there are circumstances where it may be appropriate to include an uplift where housing needs are likely to exceed past trends. In summary, in Wyre: there are no Housing Deals; no strategic infrastructure improvements likely to increase the homes needed locally; or no requirement to take unmet housing need from any neighbouring authority. Therefore, there are no circumstances in the borough of Wyre where it would be appropriate to include an uplift. • It is acknowledged that the objectively assessed housing need in the adopted Local Plan is higher than standard method, this is however based on assessments which were produced prior to the introduction of the new approach and subsequent revisions to the national planning policy and guidance. This approach is supported by the Planning Inspector's report of the Fylde Local Plan Partial Review §26. 	n/a
0011/P/001/GC continued	NPL Group (UK) Ltd c/o Phil Robinson, Pegasus Group	Chapter 1 §1.2.5 and 1.2.6 (new)	No	Not positively prepared; justified or consistency with national policy. See summary of representation	<ul style="list-style-type: none"> • PPG sets out circumstances where it is appropriate to consider whether the actual housing need is higher than the standard method where previous level of delivery or previous assessments of need are significantly greater than the outcome of the standard method. • Proposed housing requirement is a significant decrease from current adopted Local Plan required of 460dpa (36% decrease) and significantly below 433dpa delivered on average over 2016/17-2020/21 (32% decrease). Proposed housing requirement is significantly lower than current Local Plan and current delivery rate in the borough, concern that insufficient land will be allocated to meet the actual housing requirements/demands. Fail to deliver significant boost to housing supply. Point further emphasised by Wyre's strong housing delivery test of 176% in 2021. • Council has not comprehensively justified the decision to use minimum LHN figure of 296dpa. 	n/a	<ul style="list-style-type: none"> • The Implementation of Policy LPR1 Background Paper §3.3-3.4 has considered if there are circumstances where previous levels of housing delivery in an area, or previous assessment of need, such as a recently produced SHMA are significantly greater than the outcome from the standard method. • The council considers it appropriate to consider previous housing delivery since the start of the Plan period in 2011 (10 year period). This is more representative of long term trends. There is no support in the PPG for considering different periods of housing delivery; the most appropriate is the Plan period. • It is acknowledged that the objectively assessed housing need in the adopted Local Plan is higher than standard method, this is however based on assessments which were produced prior to the introduction of the new approach and subsequent revisions to the national planning policy and guidance. This approach is supported by the Planning Inspector's report of the Fylde Local Plan Partial Review §26. • Over the Plan period, the Partial Review housing delivery is projected at 9,423 dwellings, exceeding the housing requirement of 7,232 by 2,191 dwellings. This results in significant flexibility over the Plan period and does not prejudice the delivery of the existing site allocations in the adopted Local Plan, which remain unchanged. T • There is no freestanding obligation in the NPPF to significantly boost housing delivery above the housing requirement; the housing requirement significantly boost housing delivery. 	n/a

0011/P/001/GC continued	NPL Group (UK) Ltd c/o Phil Robinson, Pegasus Group	Chapter 1 §1.2.5 and 1.2.6 (new)	No	Not positively prepared; justified or consistency with national policy. See summary of representation	Employment land requirement is not amended. Reducing the housing requirement will lead to an imbalance between economic and residential development.	n/a	<ul style="list-style-type: none"> • The affordability adjustment within the standard method calculation takes account of people moving into an area for economic reasons. The standard method only requires an uplift adjustment where there are specific growth strategies, which Wyre does not have. • The latest Employment Monitoring Report (20/21) demonstrates the continued low uptake of employment land in Wyre, which is below that projected in the adopted Local Plan (the OAEN is based on historic trends). • It is also apparent that the Hillhouse Technology Enterprise Zone (EZ) has underperformed over the last five years with projected jobs not materialising, jobs losses following the closure of Vinnolit facility and due to the effects of Covid-19. • There is therefore significant economic uncertainty at present. It will be the role of the Local Plan Full Review to consider the economic strategy and the wider consequences of changing working patterns. • The Partial Review retains all existing residential and employment site allocations in the adopted Local Plan that were found sound by the Planning Inspector. The proposed housing requirement will not lead to an imbalance between the housing strategy and employment strategy. 	n/a
0011/P/001/GC continued	NPL Group (UK) Ltd c/o Phil Robinson, Pegasus Group	Chapter 1 §1.2.5 and 1.2.6 (new)	No	Not positively prepared; justified or consistency with national policy. See summary of representation	Reduced housing requirement will not supporting strategies such as Enterprise Zone at Hillhouse.	n/a	<ul style="list-style-type: none"> • The Hillhouse Technology Enterprise Zone (EZ) located in Thornton became live in 2015. A masterplan for the site was developed in 2018 to guide and facilitate the delivery of the EZ. • The Wyre Employment Land Study Addendum II prepared in 2017 considered the consequences of the EZ. The masterplan at the time projected net job growth of 900 jobs by 2035, or 50 jobs per year. The 2017 job projections indicated at least 125 new energy jobs and a further 120 new chemical manufacturing jobs being generated in the short term. • To deliver this, unlocking the northern part of the EZ requires significant infrastructure requirements. • Since 2017, the projected jobs have not materialised, with the loss of the proposed gas fired power station, large scale waste to energy plant and speculative development zone. There was also the unexpected loss of 60 jobs following the closure of the Vinnolit facility and wider job loss due to the effects of Covid-19. Whilst grant funding has been secured towards some essential infrastructure upgrades, that could allow some speculative development to progress, significant infrastructure is still required to unlock the northern site. It is clear that the job projections for the EZ considered by the now adopted Local Plan have not now materialised over the last five years. • The updated job projections for the site and its consequences for the Local Plan will be considered within the full review currently underway. 	n/a

0022/P/002/GC	Mark Evans, Fylde Council	Chapter 1 §1.2.7	n/a	n/a	§1.2.7 indicates that reference to OAN/OAHN should now be used interchangeably with the term "housing requirement". This is confusing as the OAN/OAHN and housing requirement figures were different in the existing plan. The difference between these figures provided the whole necessity and justification for the inclusion of Policy LPR1 in the existing plan, and by extension is the reason why Policy LPR1 triggers the Partial Review of the plan.	Update §1.2.7 to explain the difference between OAN/OAHN, the housing requirement up to 2018/19 and how this unmet need (152 dwellings) is addressed.	The proposed text at §1.2.7 has to be read in context of the proposed schedule of revisions for the whole plan. It is not considered necessary to explain terminology that is relevant to the adopted Local Plan which will be superseded by this partial review.	n/a
0022/P/002/GC continued	Mark Evans, Fylde Council	Chapter 1 §1.2.7	n/a	n/a	No explanation within the plan as to whether the increased housing requirement in the Fylde Local Plan to 2032 (incorporating Partial Review) of 380 dwellings to address the total unmet need in the existing plan is considered to address this, or whether instead the Partial Review itself provides for this by the headroom between 9,423 supply figure and the 7,232 total requirement.	n/a	<ul style="list-style-type: none"> • The partial review has considered the matters contained in Policy LPR1 and concluded that the standard method is to be used for determining the level of housing need. Application of the standard method produces a housing need of 296 dwellings p.a. (net). • Based on a housing need of 460 dwellings p.a. 2011-2019 and 296 dwellings p.a. 2019-203, the total Plan housing requirement is 7,232 dwellings 2011-2031. The Partial Review identifies a total housing land supply of 9,423 dwellings • If this position is accepted by the Local Plan Inspector, Wyre council can meet its housing needs in full through the Partial Review. • On this basis there is no unmet need in Wyre that falls to be considered by neighbouring local authorities. 	n/a
0019/P/004/GC	Rodger Brook	Chapter 1 §1.2.9	n/a	n/a	Proposed revision on page 12 (<i>referring to proposed new §1.2.9</i>) refers to there no longer being a need to review highway evidence, having regular experience of the exponential increase of quantity, size, weight and speed of motor vehicles of all varieties along the A6 between Barton and Forton and feeder roads generated by development to date I am disappointed by the Council's view that there should be no review of the highway and transport evidence. It is my opinion that further and dramatic measures need to be considered to disperse and regulate traffic along the A6.	n/a	<ul style="list-style-type: none"> • Noted. • The scope of the Local Plan Partial Review (LPPR) is narrow, with the terms clearly and specifically established by Policy LPR1. The requirement of Policy LPR1 is to meet in full the housing OAN. It is within this context that a review of transport and highway evidence has been undertaken. As set out in the Implementation of Policy LPR1 Background Paper §4.4, the approach to Policy LPR1 is to firstly review housing need and then to carry out a review of transport and highways constraints for the purpose of ascertaining whether that OAN could be met in Wyre. As the updated housing requirement is a lower figure than the adopted figure of 460dpa and the housing requirement can be met within the existing highway network, a review of the transport and highway evidence is therefore not required for this Partial Review. The three transport highway authorities support this position. 	n/a
0022/P/003/GC	Mark Evans, Fylde Council	Chapter 1 §1.2.9 (new)	n/a	n/a	This new text will need altering again because the partial review may be adopted and this would then be confusing.	In reference to the new text "no revisions to the existing housing land supply set out in the adopted Local Plan is <u>are</u> proposed"	Noted. Minor modification proposed to correct typo/tense.	P/M/02
0021/P/005/GC	Jackie Copley, CPRE	Chapter 1 §1.4.1-1.4.3 (new)	n/a	n/a	First Homes. CPRE disagrees that 'First Homes' are in perpetuity 'genuinely' affordable homes, as 80% of market value is still out of reach of most people.	n/a	Noted. This response has no implications for the partial review.	n/a

0007/P/004/GC	Alexander Hazel - Environment Agency	Chapter 2 SP2 Sustainable Development	n/a	n/a	<ul style="list-style-type: none"> • The LPA should consider policy amendment for biodiversity net gain (BNG) provision, where scope allows in regard to NPPF 2021 conformity. • CDMP4 (10) in the adopted Local Plan includes a requirement for 'net gain in biodiversity where possible', it could be improved to better reflect the NPPF2021 §174, 179 & 180 and the Environment Act 2021. • The Environment Bill recently became an Act of Parliament and requires a mandatory minimum 10% BNG. However, it is not yet a legal requirement for developments and we would encourage LPA to update relevant policy requirements where possible (SP2). This would test the application of BNG before it becomes mandatory. 	Recommend that SP2 is amended to reflect provision of measureable BNG of at least 10% in policy CDMP2.	The council acknowledge the move towards a mandatory BNG figure established by the Environment Act. This will be addressed in full by the full review of the Wyre Local Plan (currently at Regulation 18 scoping stage) taking into account any up-to-date planning guidance and regulations.	n/a
0021/P/010/GC	Jackie Copley, CPRE	Chapter 4 §4.1.6	N	Not sound - see representation.	CPRE considers 43 hectares of employment land to be too high, given the housing requirement has been reduced to 64% of the previous quantum. Surely it should follow that there should be a commensurate reduction in employment requirement. A reduced amount would enable deletion of sites that are not previously developed in the small rural settlements of Cabus, Churchtown/Kirkland, Hollins Lane, Calder Vale, Dolphinholme (Lower) and the Rural Service Centres of Knott End/Preesall, Great Eccleston, Hambleton, Catterall. The Council should seek to save countryside from development where possible.	n/a	<ul style="list-style-type: none"> • There is significant economic uncertainty at present. It will be the role of the Local Plan Full Review to consider the economic strategy and the wider consequences of changing working patterns. • There are no site allocations in Cabus, Churchtown/Kirkland, Calder Vale and Dolphinholme(Lower). Allocations in other named settlements referred to have planning permission. • The Partial Review retains all existing residential and employment site allocations in the adopted Local Plan that were found sound by the Planning Inspector. The proposed housing requirement will not lead to an imbalance between the housing strategy and employment strategy. 	n/a
0010/P/002/GC	Joanne Harding - Home Builders Federation	Chapter 4 §4.1.6 (new)	No	Not positively prepared; justified or consistency with national policy. See summary of representation	§ 4.1.6 proposed to be amended to identify housing requirement of 296dpa and 7,232 dwellings over the Plan period, based on use of standard method for the period 2019/20 and 2031. Not supported, see reasoning in representation 0010/P/001/GC.	n/a	Noted. See response to 0010/P/001/GC	n/a
0011/P/002/GC	NPL Group (UK) Ltd c/o Phil Robinson, Pegasus Group	Chapter 4 §4.1.6 (new)	No	Not positively prepared; justified or consistency with national policy. See summary of representation	§ 4.1.6 proposed to be amended to identify housing requirement of 296dpa and 7,232 dwellings over the Plan period, based on use of standard method for the period 2019/20 and 2031. Not supported, see reasoning in representation 0011/P/001/GC.	n/a	Noted. See response to 0011/P/001/GC	n/a

0011/P/002/GC continued	NPL Group (UK) Ltd c/o Phil Robinson, Pegasus Group	Chapter 4 §4.1.6 (new)	No	Not positively prepared; justified or consistency with national policy. See summary of representation	Additional housing allocations need to be identified to support a higher housing requirement or at least the housing requirement set in the adopted Local Plan.	n/a	<ul style="list-style-type: none"> The housing requirement as part of this partial review is not the same as delivery. The housing requirement does not change delivery as part of this partial review. The partial review results in a position with significant flexibility in supply, which does not constrain delivery. Over the Plan period, there is a housing requirement of 7,232. This is based upon 460 net additional dpa (Adopted Local Plan) between 2011-2019 and 296 net additional dpa (Standard Method) between 2019-2031. The Partial Review does not make any revisions to the existing housing land supply. As set out in the Implementation of Policy LPR1 Background Paper §6.1, there is a projected housing delivery of 9,423 dwellings over the Plan period, exceeding the housing requirement of 7,232 by 2,191 dwellings. This demonstrates there is sufficient supply to meet the housing requirement, with a significant additional flexibility over the Plan period. Therefore, there is no need for additional allocations to meet the identified housing requirement. 	n/a
0021/P/007/GC	Jackie Copley, CPRE	Chapter 4 Footnote 16 (new)	n/a	n/a	See representation 0021/P/006/GC about the need for a lower housing requirement.	n/a	Noted. See response to 0021/P/006/GC	n/a
0021/P/008/GC	Jackie Copley, CPRE	Chapter 4 §4.1.11	n/a	n/a	It is acknowledged that Wyre is susceptible to flooding and that the highway network is constrained due to local ground conditions and flooding.	n/a	Noted.	n/a
0021/P/009/GC	Jackie Copley, CPRE	Chapter 4 §4.1.12	n/a	n/a	Objection. There is a good planning case for urban neighbours to take some of Wyre's housing requirement and OAEN through the Duty to Cooperate.	n/a	<ul style="list-style-type: none"> The Partial Review retains all existing site allocations in the adopted Local Plan that were found sound by the Planning Inspector. Fylde Council through the adoption of the Fylde Local Plan to 2032 (incorporation Partial Review) has taken Wyre's unmet housing need of 380 dwellings in full. Wyre Council is able to meet its full employment need within Wyre. 	n/a
0022/P/004/GC	Mark Evans, Fylde Council	Chapter 4 §4.1.12	n/a	n/a	§4.1.12 states <i>The Local Plan delivers in full the housing requirement and OAEN</i> . Fylde's Local Plan (incorporating Partial Review) provides for Wyre's unmet need of 380 dwellings.	Acknowledge in the justification, that as Wyre Council have lowered their number by using the standard method, they no longer require Fylde to assist them in meeting their unmet need.	<ul style="list-style-type: none"> The partial review has considered the matters contained in Policy LPR1 and concluded that the standard method is to be used for determining the level of housing need. Application of the standard method produces a housing need of 296 dwellings p.a. (net). Based on a housing need of 460 dwellings p.a. 2011-2019 and 296 dwellings p.a. 2019-203, the total Plan housing requirement is 7,232 dwellings 2011-2031. The Partial Review identifies a total housing land supply of 9,423 dwellings If this position is accepted by the Local Plan Inspector, Wyre council can meet its housing needs in full through the Partial Review. On this basis there is no unmet need in Wyre that falls to be considered by neighbouring local authorities. 	n/a

0021/P/013/GC	Jackie Copley, CPRE	Chapter 5 §5.1.1	n/a	n/a	CPRE objects to this wording as there is no reference to the fact that Wyre Council declared a 'Climate emergency' on 11 July 2019.	5.1.1 Local Plan Strategy' chapter, the planning strategy has been influenced by the various constraints in the Borough and the overarching aim to promote sustainable development <u>in accordance with the declared Climate Emergency.</u>	Noted. The scope of the Local Plan Partial Review (LPPR) is narrow, with the terms clearly and specifically established by Policy LPR1. Climate change falls outside the scope of this Partial Review. It will be the role of the full review to consider the implications from the council declaring a climate emergency.	n/a
0022/P/005/GC	Mark Evans, Fylde Council	Chapter 5 §5.1.1	n/a	n/a	The partial review should make it clear that if it is adopted, Wyre's unmet need will be met and there will no longer be a requirement for unmet need to be accommodated within Fylde Borough. It is considered that the implementation of the PR is a more sustainable option than continuing with the development strategy in the currently adopted Wyre Local Plan 2011-2031.	n/a	<ul style="list-style-type: none"> ● The scope of the Local Plan Partial Review (LPPR) is narrow, with the terms clearly and specifically established by Policy LPR1. This representation is in relation to the development strategy, which falls outside the scope of this partial review. ● The partial review has considered the matters contained in Policy LPR1 and concluded that the standard method is to be used for determining the level of housing need. Application of the standard method produces a housing need of 296 dwellings p.a. (net). ● Based on a housing need of 460 dwellings p.a. 2011-2019 and 296 dwellings p.a. 2019-203, the total Plan housing requirement is 7,232 dwellings 2011-2031. The Partial Review identifies a total housing land supply of 9,423 dwellings ● If this position is accepted by the Local Plan Inspector, Wyre council can meet its housing needs in full through the Partial Review. ● On this basis there is no unmet need in Wyre that falls to be considered by neighbouring local authorities. 	n/a
0014/P/001/GC	Sharron Wilkinson - Sport England	Chapter 5 §5.4.3	n/a	n/a	It is welcomed that there are no alterations proposed to the land in Fleetwood (which currently comprises school playing fields) and that the Local Plan continues to show this land as green infrastructure.	n/a	Noted	n/a
0021/P/011/GC	Jackie Copley, CPRE	Chapter 5 §5.4.3	N	Not justified - see representation.	CPRE does not agree there is justification for exceptional circumstances. As stated above, Wyre is planning for too many houses and jobs. There are alternative sites including 49.82 hectares of brownfield land on the brownfield register. The Green Belt designated land is not required for development during the local plan period. CPRE recommends a precautionary approach is followed. As stated above, CPRE's Recycling our land: The state of brownfield report, 2021, evidences there is a lot of available brownfield land in all regions to deliver needed development.	n/a	<ul style="list-style-type: none"> ● This response is in relation to land removed from the Green Belt upon the adoption of the Wyre Local Plan (2011-2031) in 2019. ● This statement is already included within the adopted Local Plan (2011-2031) §5.4.3 and was found sound by the Local Plan Inspector. The land is no longer Green Belt. ● The Green Belt falls outside the scope of this partial review. The partial review does not remove land from the Green Belt. ● Of the 22 brownfield sites currently recorded on the Brownfield Register for the borough, 15 of them contribute to the housing supply figures and three of those sites are allocated for residential development in the adopted Wyre Local Plan. 	n/a

0021/P/012/GC	Jackie Copley, CPRE	Chapter 5 §5.4.4	n/a	n/a	CPRE Objects as exceptional circumstances are not justified.	n/a	<ul style="list-style-type: none"> The response is in relation to exceptional circumstances to justify the release of two sites from the Green Belt. This statement is already included within the adopted Local Plan (2011-2031) that was found sound by the Local Plan Inspector. The Green Belt falls outside the scope of this partial review. 	n/a
0009/P/002/GC	Development Consortium c/o Cushman & Wakefield	Chapter 5 §5.7.2 (new)	n/a	n/a	<ul style="list-style-type: none"> Fully acknowledge that viability appraisals are to be prepared on assumption that they will be made publicly available other than in "exceptional circumstances" in accordance with NPPF and PPG. PPG (Viability) §11 and RICS Professional Statement §5.1 are both clear that commercially sensitive information may need to be kept confidential. Proposed amendment conflict with this requirement. 	Retain wording proposed for deletion. Or, include sufficiently robust and clear drafting in SP6 to provide stakeholders with assurance that confidential information will not be disclosed in the public domain.	<ul style="list-style-type: none"> Disagree. The revision to §5.7.2 is proposed to ensure consistency with the NPPF21 §58 that states "All viability assessments.... should be made publicly available". The removal of the text does not prevent commercially sensitive information being kept confidential in appropriate circumstances. 	n/a
0021/P/015/GC	Jackie Copley, CPRE	Chapter 5 §5.7.2 (new)	n/a	n/a	Object. The text in error invites developers not to contribute to local infrastructure. CPRE welcomed the introduction of NPPF paragraph 58 as it states development applications should be viable in the context of the local plan. Viability assessments are only required as an exception if circumstances justify them. Even then, the weight to attribute the assessment is a matter for the decision taker. Wyre Council should promote policy for all development to come forward with adequate developer contributions, otherwise it will lead to deficiencies and the Council will ultimately bear what should have been the developer's cost.	n/a	<ul style="list-style-type: none"> This response is in relation to instances where contributions to infrastructure and other policy requirements may make a development unviable. This statement is already included within the adopted Local Plan (2011-2031) that was found sound by the Local Plan Inspector. The proposed deletion to §5.7.2 is in relation to confidentiality of commercial information, this proposed deletion is to ensure consistency with NPPF21 §58 which refers to viability evidence being publicly available. This requirement is already included in the NPPF21 and thus accepted. The proposed revision ensures consistency with NPPF21. 	n/a
0005/P/001/GC	NHS Property Services Ltd	Chapter 5 SP1 Development Strategy (new)	n/a	n/a	<ul style="list-style-type: none"> Support policy SP1 in principle, especially where it will see the provision of new and affordable homes for key workers, including NHS Staff. The proposed development strategy will also be an opportunity to provide an effective framework for the delivery of healthcare facilities. The Council should work with NHS commissioners and providers to ensure that adequate healthcare infrastructure are provided to support new residential development. Healthcare facilities are essential infrastructure and should be delivered alongside housing to mitigate the impact of population growth on existing infrastructure and ensure new settlements are sustainable. The NHS, Council and other partners must work together to forecast the infrastructure and costs required to support the projected growth and development across the borough. Should ensure NHS continues to receive a commensurate share of S106 and CIL. 	n/a	<ul style="list-style-type: none"> Support of policy SP1 is noted. The comments submitted by NHS Property Services Ltd on the development strategy and infrastructure provision fall outside the scope of this partial review and will be considered as part of the full review process. 	n/a
0010/P/003/GC	Joanne Harding - Home Builders Federation	Chapter 5 SP1 Development Strategy (new)	No	Not positively prepared; justified or consistency with national policy.	Policy SP1 proposed to be amended to identify the Local Plan will deliver 7,232 dwellings over the Plan period. This is a reduction in the housing requirement from 9,200. Not supported, see reasoning in representation 0010/P/001/GC.	n/a	Noted. See response to 0010/P/001/GC	n/a

				See summary of representation.				
0011/P/003/GC	NPL Group (UK) Ltd c/o Phil Robinson, Pegasus Group	Chapter 5 SP1 Development Strategy (new)	No	Not positively prepared; justified or consistency with national policy. See summary of representation.	Policy SP1 proposed to be amended to identify the Local Plan will deliver 7,232 dwellings over the Plan period but also refer to 43ha of employment land. Object to reducing housing numbers, as set out in representation 0011/P/001/GC.	n/a	Noted. See response to 0011/P/001/GC	n/a
0021/P/014/GC	Jackie Copley, CPRE	Chapter 5 SP4 Countryside Areas (new)	n/a	n/a	Objects. This text is poorly worded and in order not to promote inappropriate unsustainable development it should be amended. CPRE queries whether it is necessary as it duplicates NPPF paragraph 80 (d).	n/a	<ul style="list-style-type: none"> Noted. Policy SP4 is already included within the adopted Local Plan (2011-2031) that was found sound by the Local Plan Inspector. This partial review seeks to include additional text in relation to the subdivision of an existing residential building for residential use. This is proposed to ensure consistency with the NPPF21 §80(d) and provide clarity to how this substantive revision in the NPPF21 would operate in relation to SP4(5). 	n/a
0022/P/006/GC	Mark Evans, Fylde Council	Chapter 5 SP4 Countryside Areas (new)	n/a	n/a	Modification requested.	The amended text of SP4 should say "or would involve the subdivision for of an existing residential building for residential use."	Noted. Minor modification proposed to correct typo.	P/M/03
0003/P/003/GC	Robert Cooke	Chapter 6 CDMP2 Flood Risk and Surface Water Management	n/a	n/a	The Document says that there are 28,500 properties at high risk of flooding, but the plan does not ban further developments; the plan says that new developments should be encouraged to minimise water usage and use sustainable drainage systems to manager run off and reduce flood risk! Would it not be sensible to simply not build there in the first place?	n/a	Noted. The scope of the Local Plan Partial Review (LPPR) is narrow, with the terms clearly and specifically established by Policy LPR1. Policy CDMP2 Flood Risk and Surface Water Management falls outside the scope of this partial review.	n/a
0021/P/016/GC	Jackie Copley, CPRE	Chapter 6 §6.4.3 (new)	n/a	n/a	Support to achieve good design and place making.	n/a	Noted.	n/a
0014/P/002/GC	Sharron Wilkinson - Sport England	Chapter 6 §6.4.3 (new)	n/a	n/a	Regarding Council commitment to the preparation of design guides and/or codes as part of a supplementary planning document, Sport England in partnership with Public Health England, has produced the Active Design guidance (2015) which we would encourage the Council to use as part of the preparation of these documents. The Active Design guidance builds on the original Active Design (2007) objectives of improving accessibility, enhancing amenity and increasing awareness and sets out the ten Principles of Active Design. Link to guidance provided.	n/a	Noted.	n/a

0007/P/003/GC	Alexander Hazel - Environment Agency	Chapter 6 CDMP4 Environmental Assets	n/a	n/a	<ul style="list-style-type: none"> • The LPA should consider policy amendment for biodiversity net gain (BNG) provision, where scope allows in regard to NPPF 2021 conformity. • CDMP4 (10) in adopted Local Plan includes a requirement for 'net gain in biodiversity where possible', it could be improved to better reflect the NPPF2021 §174, 179 & 180 and the Environment Act 2021. • The Environment Bill recently became an Act of Parliament and requires a mandatory minimum 10% BNG. However, it is not yet a legal requirement for developments and we would encourage LPA to update relevant policy requirements where possible (CDMP4). This would test the application of BNG before it becomes mandatory. 	Recommend that CDMP2 is amended to include provision of measureable BNG of at least 10%.	The council acknowledge the move towards a mandatory BNG figure established by the Environment Act. This will be addressed in full by the full review of the Wyre Local Plan (currently at Regulation 18 scoping stage) taking into account any up-to-date planning guidance and regulations.	n/a
0021/P/017/GC	Jackie Copley, CPRE	Chapter 7	n/a	n/a	CPRE seeks a reduced housing number and use of up to date population data, which is best practice. See comments under representation 0021/P/006/GC. CPRE comments apply to all relevant text changes in Chapter 7.	n/a	Noted. See response to 0021/P/006/GC	n/a
0021/P/018/GC	Jackie Copley, CPRE	Chapter 7 §7.2.2	n/a	n/a	CPRE supports 10% of housing being delivered on small sites.	n/a	<ul style="list-style-type: none"> • Noted. This comment is not relevant to §7.2.2. • The table following §7.2.2 is proposed to be amended to reflect the housing land provision as at 31 March 2021. The table shows the sources of supply, including 363 dwellings from small sites with planning permission, which has been discounted by 10%. 	n/a
0021/P/019/GC	Jackie Copley, CPRE	Chapter 7 §7.2.3	n/a	n/a	CPRE considers that the windfall amount could be higher at 75 dwellings per annum. There is 49.82 hectares of brownfield land recorded on the register. At a development density of 40 dwellings per hectare this equates to 1,992 houses. Additionally, CPRE research shows nationally 1 in 7 houses can be delivered on land that has come forward in the past 12 months.	Increase windfall allowance to 75 dwellings per annum	<ul style="list-style-type: none"> • Of the 22 brownfield sites currently recorded on the Brownfield Register for the borough, 15 of them contribute to the housing supply figures and three of those sites are allocated for residential development in the adopted Wyre Local Plan. • The council is not proposing to increase its windfall allowance. The Inspector appointed for the Examination in to the now adopted Wyre Local Plan scrutinised the evidence of completions on non allocated housing sites of less than 25 dwellings between 2011 and 2018 which indicated an average of 111 dpa. On that basis he considered in his Post Hearing Advice, there was justification for a windfall allowance within the range of 25-50 dpa. In the report on the Examination of the Wyre Local Plan (01.02.2019) the Inspector concluded there was justification for a contribution of 50dpa from windfalls for the last 10 years of the Plan period (2021-2031). Housing monitoring since 2018 has indicated that there has been no significant change in annual windfall completions on sites of less than 25 dwellings, the average figure between 2011 and 2021 is now 106.5 dpa. Accordingly the council considers that, currently, there is no justification to deviate from the figure recommended by the Inspector during his Examination in to the adopted Local Plan. 	n/a

0022/P/008/GC	Mark Evans, Fylde Council	Chapter 7 §7.2.3	n/a	n/a	Support the doubling of Wyre's windfall allowance from 2024 as the evidence shows that this is justified.	Increase windfall allowance to 100	<ul style="list-style-type: none"> • The council is not proposing to double its windfall allowance. The allowance will take effect from 31 March 2024 so as to avoid double counting with reference to sites with planning permission as at 31 March 2021. • The council is not proposing to increase its windfall allowance. The Inspector appointed for the Examination in to the now adopted Wyre Local Plan scrutinised the evidence of completions on non allocated housing sites of less than 25 dwellings between 2011 and 2018 which indicated an average of 111 dpa. On that basis he considered in his Post Hearing Advice, there was justification for a windfall allowance within the range of 25-50 dpa. In the report on the Examination of the Wyre Local Plan (01.02.2019) the Inspector concluded there was justification for a contribution of 50dpa from windfalls for the last 10 years of the Plan period (2021-2031). Housing monitoring since 2018 has indicated that there has been no significant change in annual windfall completions on sites of less than 25 dwellings, the average figure between 2011 and 2021 is now 106.5 dpa. Accordingly the council considers that, currently, there is no justification to deviate from the figure recommended by the Inspector during his Examination in to the adopted Local Plan. 	n/a
0021/P/020/GC	Jackie Copley, CPRE	Chapter 7 §7.2.4	n/a	n/a	Does Wyre need a buffer given the points made under 0021/P/006/GC about over-performing in terms of completed housing?	n/a	The NPPF 2021 §74-75 requires the supply of deliverable sites to include an appropriate buffer.	n/a
0021/P/021/GC	Jackie Copley, CPRE	Chapter 7 §7.2.6 (new §7.2.5)	n/a	n/a	Restrictive phasing would help promote urban regeneration in advance of countryside loss. The local plan does not really seem to promote sustainable development.	n/a	<ul style="list-style-type: none"> • Noted. • The adopted Local Plan (2011-2031) did not include any phasing that would inhibit or assist any one site coming forward sooner or at a faster rate or in preference to another site. The Local Plan Inspector considered that this approach was sound. • Of the 22 brownfield sites currently recorded on the Brownfield Register for the borough, 15 of them contribute to the housing supply figures and three of those sites are allocated for residential development in the adopted Wyre Local Plan. 	n/a
0003/P/005/GC	Robert Cooke	Chapter 7 HP1 Housing Requirement and Supply (new)	n/a	n/a	I was pleased to see that the lower housing density of 296dpa has been accepted but disappointed that the higher original number has been kept in reserve.	n/a	<ul style="list-style-type: none"> •Noted. It is assumed the comments are in relation to the proposed housing requirement of 296 dwelling per annum (dpa) (not density). The plan period contains years where the requirement is 460 dpa (2011/12-2018/19) and years where the requirement is 296 dpa (2019/20-2030/31), this is further explained in The Implementation of Policy LPR1 Background Paper §3.8. •The deallocation of site allocations to align with the requirement of 296dpa falls outside the scope of the partial review. The background paper, §6.3 concludes that the residential site allocations are able to meet in full the housing requirement with a significant additional flexibility over the plan period. 	n/a

0005/P/002/GC	NHS Property Services Ltd	Chapter 7 HP1 Housing Requirement and Supply (new)	n/a	n/a	<ul style="list-style-type: none"> Support policy HP1 in principle, especially where it will see the provision of new and affordable homes for key workers, including NHS Staff. The proposed development strategy will also be an opportunity to provide an effective framework for the delivery of healthcare facilities. The Council should work with NHS commissioners and providers to ensure that adequate healthcare infrastructure are provided to support new residential development. Healthcare facilities are essential infrastructure and should be delivered alongside housing to mitigate the impact of population growth on existing infrastructure and ensure new settlements are sustainable. The NHS, Council and other partners must work together to forecast the infrastructure and costs required to support the projected growth and development across the borough. Should ensure NHS continues to receive a commensurate share of S106 and CIL. 	n/a	Support of policy HP1 is noted. The comments submitted by NHS Property Services Ltd on the development strategy and infrastructure provision fall outside the scope of this partial review and will be considered as part of the full review process.	n/a
0022/P/007/GC	Mark Evans, Fylde Council	Chapter 7 HP1 Housing Land Supply (new)	n/a	n/a	HP1 the figure of 7,232 is made up from 8 years at 460 and 12 years at 296 but consideration should be given as to whether the most sustainable policy would be to add 152 dwellings to meet the shortfall in 2011-19, rather than for these to be provided for outside the Borough. If so, this would add 13 dpa from 2019-31 i.e. 309 dpa overall requirement.	n/a	<ul style="list-style-type: none"> The partial review has considered the matters contained in Policy LPR1 and concluded that the standard method is to be used for determining the level of housing need. Application of the standard method produces a housing need of 296 dwellings p.a. (net). Based on a housing need of 460 dwellings p.a. 2011-2019 and 296 dwellings p.a. 2019-203, the total Plan housing requirement is 7,232 dwellings 2011-2031. The Partial Review identifies a total housing land supply of 9,423 dwellings If this position is accepted by the Local Plan Inspector, Wyre council can meet its housing needs in full through the Partial Review. On this basis there is no unmet need in Wyre that falls to be considered by neighbouring local authorities. 	n/a
0010/P/004/GC	Joanne Harding - Home Builders Federation	Chapter 7 HP1 Housing Requirement and Supply (new)	No	Not positively prepared; justified or consistency with national policy. See summary of representation	Proposed changes to housing requirement in policy HP1 not supported, see reasoning in representation 0010/P/001/GC.	n/a	Noted. See response to 0010/P/001/GC	n/a
0008/P/001/GC	Andrea Fortune - Kingswood Homes	Chapter 7 HP1 Housing Requirement and Supply (new)	n/a	n/a	Agree there are no exceptional circumstances that warrant an alternative approach other than standard method to calculate the minimum housing requirement as a starting point.	n/a	Noted	n/a
0016/P/002/GC	Wainhomes co Stephen Harris, Emery Planning	Chapter 7 HP1 Housing Requirement and Supply (new)	n/a	n/a	Do not contest LPR1 background paper §3.2 regarding no circumstances justifying uplift in local housing need figure regarding housing deals, strategic infrastructure improvements or neighbouring planning authority unmet housing need.	n/a	Noted	n/a

0008/P/002/GC	Andrea Fortune - Kingswood Homes	Chapter 7 HP1 Housing Requirement and Supply (new)	No	Not positively prepared; justified or consistency with national policy. See summary of representation	Standard method is the starting point. National policy sets out scenarios where there is a need to uplift, such as growth strategy, strategic infrastructure improvements or agreeing to take unmet need from neighbouring authorities. National policy does not require the figure to be uplifted, but this approach demonstrates a lack of ambition in delivering sustained growth for the borough which is essential for: tackling housing crisis; facilitate economic growth including Covid-19 recovery; ensuring plan-led approach to bringing residential development forward.	n/a	<ul style="list-style-type: none"> • The council disagrees. The NPPF 21 §61 requires the minimum number of homes needed to be informed using the standard method. As set out in Implementation of Policy LPR1 Background Paper §3.1-3.4, within the borough, there are no circumstances where it may be appropriate to include an uplift; and the levels of housing delivery is not significantly greater than the outcome from standard method. • There are no circumstances in the borough of Wyre where it would be appropriate to include an uplift. 	n/a
0008/P/002/GC continued	Andrea Fortune - Kingswood Homes	Chapter 7 HP1 Housing Requirement and Supply (new)	No	Not positively prepared; justified or consistency with national policy. See summary of representation	Council's employment land needs have not be reduced despite housing need being reduced by 35%.	n/a	<ul style="list-style-type: none"> • The affordability adjustment within the standard method calculation takes account of people moving into an area for economic reasons. The standard method only requires an uplift adjustment where there are specific growth strategies, which Wyre does not have. • The latest Employment Monitoring Report (20/21) demonstrates the continued low uptake of employment land in Wyre, which is below that projected in the adopted Local Plan (the OAEN is based on historic trends). • It is also apparent that the Hillhouse Technology Enterprise Zone (EZ) has underperformed over the last five years with projected jobs not materialising, jobs losses following the closure of Vinnolit facility and due to the effects of Covid-19. • There is therefore significant economic uncertainty at present. It will be the role of the Local Plan Full Review to consider the economic strategy and the wider consequences of changing working patterns. • The Partial Review retains all existing residential and employment site allocations in the adopted Local Plan that were found sound by the Planning Inspector. The proposed housing requirement will not lead to an imbalance between the housing strategy and employment strategy. 	n/a
0008/P/002/GC continued	Andrea Fortune - Kingswood Homes	Chapter 7 HP1 Housing Requirement and Supply (new)	No	Not positively prepared; justified or consistency with national policy. See summary of representation	Affordability adjustment (§11 of Planning Practice Guidance) results in uplift of 37 dwellings per annum (dpa) to the standard method figure of 259 dpa. Monitoring year 20/21 has 782 dwelling undersupply, equating to undersupply of 78 dpa for the first 10 years of the plan period (even after reducing annual requirement for the last two years 18/19 and 19/20 to 296dpa. Uplift of 37dpa does not effectively account for the 78dpa and further uplift should be applied.	n/a	<ul style="list-style-type: none"> • The proposed housing requirement in the Partial Review does not impact upon the delivery of affordable housing from that found sound in the adopted Local Plan. • The NPPF and PPG do not require the affordable housing need to be met in full. • It is acknowledged that the total affordable housing need will not be met by the housing requirement in the adopted Local Plan or that proposed by the Partial Review. • Affordability is baked into the standard method via the affordability ratio adjustment. This differs from the approach to the OAHN in the adopted Local Plan that included consideration of affordability. That assessment was produced prior to the introduction of the new standard method approach, and subsequent revisions to national planning policy and guidance. 	n/a

0008/P/002/GC continued	Andrea Fortune - Kingswood Homes	Chapter 7 HP1 Housing Requirement and Supply (new)	No	Not positively prepared; justified or consistency with national policy. See summary of representation	Since 2015/16, at least 320 homes have been delivered annually in the borough, demonstrating it is achievable and there is market demand. Sales and market demand remain at peak levels in Wyre. Reducing the annual housing need to 296 dpa when more than this can and must be delivered will exacerbate the housing crisis.	n/a	<ul style="list-style-type: none"> • The Implementation of Policy LPR1 Background Paper §3.3-3.4 has considered if there are circumstances where previous levels of housing delivery in an area, or previous assessment of need, such as a recently produced SHMA are significantly greater than the outcome from the standard method. • The council considers it appropriate to consider previous housing delivery since the start of the Plan period in 2011 (10 year period). This is more representative of long term trends. There is no support in the PPG for considering different periods of housing delivery; the most appropriate is the Plan period. • It is acknowledged that the objectively assessed housing need in the adopted Local Plan is higher than standard method, this is however based on assessments which were produced prior to the introduction of the new approach and subsequent revisions to the national planning policy and guidance. This approach is supported by the Planning Inspector's report of the Fylde Local Plan Partial Review §26. • Over the Plan period, the Partial Review housing delivery is projected at 9,423 dwellings, exceeding the housing requirement of 7,232 by 2,191 dwellings. This includes significant additional flexibility over the Plan period and does not prejudice the delivery of the existing site allocations in the adopted Local Plan, which remain unchanged. 	n/a
0011/P/004/GC	NPL Group (UK) Ltd c/o Phil Robinson, Pegasus Group	Chapter 7 HP1 Housing Requirement and Supply (new)	No	Not positively prepared; justified or consistency with national policy. See summary of representation	<ul style="list-style-type: none"> • Proposed changes to housing requirement in policy HP1 is not supported. Object to reducing housing numbers, see reasoning in representation 0011/P/001/GC. • We have not examined the housing land supply assumptions in terms of commitments and windfalls, we reserve right to do so at a later date. • NPL are of the view that currently there is an insufficient land supply to meet the adopted or emerging housing requirement. Additional sites must be identified. 	n/a	<ul style="list-style-type: none"> • Noted. See response to 0011/P/001/GC. • The housing requirement as part of this partial review is not the same as delivery. The housing requirement does not change delivery as part of this partial review. The partial review results in a position with a significant flexibility in supply, which does not constrain delivery. • Over the Plan period, there is a housing requirement of 7,232. This is based upon 460 net additional dpa (Adopted Local Plan) between 2011-2019 and 296 net additional dpa (Standard Method) between 2019-2031. • The Partial Review does not make any revisions to the existing housing land supply. • As set out in the Implementation of Policy LPR1 Background Paper §6.1, there is a projected housing delivery of 9,423 dwellings over the Plan period, exceeding the housing requirement of 7,232 by 2,191 dwellings. This demonstrates there is sufficient supply to meet the housing requirement, with a significant additional flexibility over the Plan period. Therefore, there is no need for additional allocations to meet the identified housing requirement. 	n/a
0012/P/001/GC	Story Homes c/o Dan Mitchell, Barton Willmore LLP	Chapter 7 HP1 Housing Requirement and Supply (new)	No	Not positively prepared; justified or consistency with national policy. See summary	<ul style="list-style-type: none"> • Page 1 of the consultation document states that following Reg 18, the council intends to gather evidence to underpin the review. This includes reference to an updated Objectively Assessed Need (OAN) to ensure conformity with the latest NPPF, this appear to not have been undertaken. There is no new OAN on the council's website. The 	n/a	<ul style="list-style-type: none"> • The NPPF 21 §61 requires that 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”. The Implementation of Policy LPR1 Background Paper has undertaken the local housing need assessment using the standard method. 	n/a

				of representation	Implementation of Policy LPR1 background paper does not provide any new baseline evidence on housing need.			
0012/P/001/GC continued	Story Homes c/o Dan Mitchell, Barton Willmore LLP	Chapter 7 HP1 Housing Requirement and Supply (new)	No	Not positively prepared; justified or consistency with national policy. See summary of representation	<ul style="list-style-type: none"> ● NPPF §31-33 makes clear that relevant strategic policies will require review if the position has changed significantly and should be underpinned with relevant up-to-date evidence. Partial Review is not based on evidence of changing circumstances, broad strategy, spatial approach, settlement hierarchy and general approach to employment remains unchanged. Affordable housing not reassessed. ● No updated OAN evidence, no assessment of strategy against NPPG and no review of the implications of following such a change in approach. 	n/a	<ul style="list-style-type: none"> ● The scope of the partial review is clearly and specifically established by policy LPR1. A review of the development strategy, spatial approach, settlement hierarchy, employment and affordable housing falls outside the scope. It will be the role of the full review to consider these matters. ● The council disagrees. The NPPF 21 §61 requires that 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”. The Implementation of Policy LPR1 Background Paper has undertaken the local housing need assessment using the standard method. 	n/a
0012/P/002/GC	Story Homes c/o Dan Mitchell, Barton Willmore LLP	Chapter 7 HP1 Housing Requirement and Supply (new)	No	Not positively prepared; justified or consistency with national policy. See summary of representation	Housing requirement is significantly reduced. Council has ignored wider national guidance in desire to get a lower housing requirement. Refers to PPG that states "housing need is an unconstrained assessment of the number of homes needed in an area", the assessment of need should be completely unconstrained and not limited to standard method.	n/a	<ul style="list-style-type: none"> ● The council disagrees. The NPPF 21 §61 requires the minimum number of homes needed to be informed using the standard method. As set out in Implementation of Policy LPR1 Background Paper §3.1-3.4, within the borough, there are no circumstances where it may be appropriate to include an uplift; and the levels of housing delivery is not significantly greater than the outcome from standard method. ● There is no freestanding obligation in the NPPF to significantly boost housing delivery above the housing requirement; the housing requirement significantly boost housing delivery. 	n/a
0012/P/002/GC continued	Story Homes c/o Dan Mitchell, Barton Willmore LLP	Chapter 7 HP1 Housing Requirement and Supply (new)	No	Not positively prepared; justified or consistency with national policy. See summary of representation	Refers to PPG that states the standard method is a minimum starting point. Some circumstances require increase: growth strategies; planned strategic infrastructure improvements; unmet need from neighbouring authority. List not exhaustive.	n/a	The council considers the NPPG to be instructive on circumstances justifying an uplift in local housing need figure. The Implementation of Policy LPR1 Background Paper §3.1-3.2 has considered if there are circumstances where it may be appropriate to include an uplift. In summary, in Wyre: there are no Housing Deals; no strategic infrastructure improvements likely to increase the homes needed locally; or no requirement to take unmet housing need from any neighbouring authority. Therefore, there are no circumstances in the borough of Wyre where it would be appropriate to include an uplift.	n/a
0012/P/002/GC continued	Story Homes c/o Dan Mitchell, Barton Willmore LLP	Chapter 7 HP1 Housing Requirement and Supply (new)	No	Not positively prepared; justified or consistency with national policy. See summary of representation	Refers to PPG that states the standard method is a minimum starting point. If previous levels of delivery or previous assessment of need are significantly higher than standard method, this can justify a higher level of need.	n/a	<ul style="list-style-type: none"> ● The Implementation of Policy LPR1 Background Paper §3.3-3.4 has considered if there are circumstances where previous levels of housing delivery in an area, or previous assessment of need, such as a recently produced SHMA are significantly greater than the outcome from the standard method. ● The council considers it appropriate to consider previous housing delivery since the start of the Plan period in 2011 (10 year period). This is more representative of long term trends. There is no support in the PPG for considering different periods of housing delivery; the most appropriate is the Plan period. 	n/a

							<ul style="list-style-type: none"> ● It is acknowledged that the objectively assessed housing need in the adopted Local Plan is higher than standard method, this is however based on assessments which were produced prior to the introduction of the new approach and subsequent revisions to the national planning policy and guidance. This approach is supported by the Planning Inspector's report of the Fylde Local Plan Partial Review §26. ● Over the Plan period, the Partial Review housing delivery is projected at 9,423 dwellings, exceeding the housing requirement of 7,232 by 2,191 dwellings. This includes significant additional flexibility over the Plan period and does not prejudice the delivery of the existing site allocations in the adopted Local Plan, which remain unchanged. 	
0012/P/002/GC continued	Story Homes c/o Dan Mitchell, Barton Willmore LLP	Chapter 7 HP1 Housing Requirement and Supply (new)	No	Not positively prepared; justified or consistency with national policy. See summary of representation	Refers to PPG that states standard method does not predict changing economic circumstances. NPPF §81 states "significant weight should be place on the need to support economic growth", the standard method should therefore consider whether standard method would support economic growth.	n/a	<ul style="list-style-type: none"> ● The affordability adjustment within the standard method calculation takes account of people moving into an area for economic reasons. The standard method only requires an uplift adjustment where there are specific growth strategies, which Wyre does not have. ● The latest Employment Monitoring Report (20/21) demonstrates the continued low uptake of employment land in Wyre, which is below that projected in the adopted Local Plan (the OAEN is based on historic trends). ● It is also apparent that the Hillhouse Technology Enterprise Zone (EZ) has underperformed over the last five years with projected jobs not materialising, jobs losses following the closure of Vinnolit facility and due to the effects of Covid-19. ● There is therefore significant economic uncertainty at present. It will be the role of the Local Plan Full Review to consider the economic strategy and the wider consequences of changing working patterns. ● The Partial Review retains all existing residential and employment site allocations in the adopted Local Plan that were found sound by the Planning Inspector. The proposed housing requirement will not lead to an imbalance between the housing strategy and employment strategy. 	n/a
0012/P/002/GC continued	Story Homes c/o Dan Mitchell, Barton Willmore LLP	Chapter 7 HP1 Housing Requirement and Supply (new)	No	Not positively prepared; justified or consistency with national policy. See summary of representation	Refers to PPG, that states increasing total housing figure to support deliver of affordable homes may need to be considered.	n/a	<ul style="list-style-type: none"> ● The proposed housing requirement in the Partial Review does not impact upon the delivery of affordable housing from that found sound in the adopted Local Plan. ● The NPPF and PPG do not require the affordable housing need to be met in full. ● It is acknowledged that the total affordable housing need will not be met by the housing requirement in the adopted Local Plan or that proposed by the Partial Review. ● Affordability is baked into the standard method via the affordability ratio adjustment. This differs from the approach to the OAHN in the adopted Local Plan that included consideration of affordability. That assessment was produced prior to the introduction of the new standard method approach, and subsequent revisions to national planning policy and guidance. 	n/a

0012/P/002/GC continued	Story Homes c/o Dan Mitchell, Barton Willmore LLP	Chapter 7 HP1 Housing Requirement and Supply (new)	No	Not positively prepared; justified or consistency with national policy. See summary of representation	Standard method will not deliver the homes the county needs. Department for Levelling Up, Housing & Communities is aware and reviewing position.	n/a	<ul style="list-style-type: none"> Noted The NPPF 21 §61 requires that 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”. The Implementation of Policy LPR1 Background Paper has undertaken the local housing need assessment using the standard method. 	n/a
0012/P/003/GC	Story Homes c/o Dan Mitchell, Barton Willmore LLP	Chapter 7 HP1 Housing Requirement and Supply (new)	No	Not positively prepared; justified or consistency with national policy. See summary of representation	Standard method is the starting point. In the case of wyre, review of OAN needs a wider assessment in line with representation 0012/P/002/GC. Council has not considered wider methodology in PPG.	n/a	The council disagrees. The NPPF 21 §61 requires the minimum number of homes needed to be informed using the standard method. As set out in Implementation of Policy LPR1 Background Paper §3.1-3.4, within the borough, there are no circumstances where it may be appropriate to include an uplift; and the levels of housing delivery is not significantly greater than the outcome from standard method.	n/a
0012/P/003/GC continued	Story Homes c/o Dan Mitchell, Barton Willmore LLP	Chapter 7 HP1 Housing Requirement and Supply (new)	No	Not positively prepared; justified or consistency with national policy. See summary of representation	296dpa is significantly different than the adopted Local Plan position of 460dpa. Full and updated OAN should be prepared.	n/a	<ul style="list-style-type: none"> The Implementation of Policy LPR1 Background Paper §3.3-3.4 has considered if there are circumstances where previous levels of housing delivery in an area, or previous assessment of need, such as a recently produced SHMA are significantly greater than the outcome from the standard method. It is acknowledged that the objectively assessed housing need in the adopted Local Plan is higher than standard method, this is however based on assessments which were produced prior to the introduction of the new approach and subsequent revisions to the national planning policy and guidance. This approach is supported by the Planning Inspector’s report of the Fylde Local Plan Partial Review §26. Over the Plan period, the Partial Review housing delivery is projected at 9,423 dwellings, exceeding the housing requirement of 7,232 by 2,191 dwellings. This includes significant additional flexibility over the Plan period and does not prejudice the delivery of the existing site allocations in the adopted Local Plan, which remain unchanged. 	n/a
0012/P/004/GC	Story Homes c/o Dan Mitchell, Barton willmore LLP	Chapter 7 HP1 Housing Requirement and Supply (new)	No	Not positively prepared; justified or consistency with national policy. See summary of representation	<ul style="list-style-type: none"> Three OAN addendum reports previously undertaken to thoroughly consider needs prior to adoption. Adopted Local Plan strategy emphasises the importance of delivering more housing, referring to §3.2.1 and 3.2.2; vision and objectives note new housing plays a key role in retaining and attracting first-time buyers and young families; §2.4.4 refers to SHMA evidence for smaller properties and affordable housing requirement; §2.9.9 identifies the delivery of affordable housing as a pressing need and deliver through a percentage of new dwellings as affordable; §7.1.1 and 7.1.2 refers to OAN and constraints preventing meeting full OAN; §7.4.2 affordable need rises to 189 after 2022. LPR1 background paper has not considered the wider housing context. 	n/a	<ul style="list-style-type: none"> The NPPF 21 §61 requires the minimum number of homes needed to be informed using the standard method. As set out in Implementation of Policy LPR1 Background Paper §3.1-3.4, within the borough, there are no circumstances where it may be appropriate to include an uplift; and the levels of housing delivery is not significantly greater than the outcome from standard method. There are no circumstances in the borough of Wyre where it would be appropriate to include an uplift. There is no freestanding obligation in the NPPF to significantly boost housing delivery above the housing requirement; the housing requirement significantly boost housing delivery. The proposed housing requirement in the Partial Review does not impact upon the delivery of affordable housing from that found sound in the adopted Local Plan. 	n/a

							<ul style="list-style-type: none"> •The NPPF and PPG do not require the affordable housing need to be met in full. • It is acknowledged that the total affordable housing need will not be met by the housing requirement in the adopted Local Plan or that proposed by the Partial Review. • Affordability is baked into the standard method via the affordability ratio adjustment. This differs from the approach to the OAHN in the adopted Local Plan that included consideration of affordability. That assessment was produced prior to the introduction of the new standard method approach, and subsequent revisions to national planning policy and guidance. • The scope of the Local Plan Partial Review is narrow, with the terms clearly and specifically established by Policy LPR1. The consideration of affordability is baked into the standard method via the affordability ratio adjustment. Therefore, new affordable housing evidence to support the housing requirement is not required. 	
0012/P/006/GC	Story Homes c/o Dan Mitchell, Barton Willmore LLP	Chapter 7 HP1 Housing Requirement and Supply (new)	No	Not positively prepared; justified or consistency with national policy. See summary of representation	<ul style="list-style-type: none"> • Economic strategy remains unchanged but housing reduced, this will lead to housing/economic imbalance. • Refers to Inspectors report §58-60, minimum OAN of 457 dpa is considered reasonable and constraining job growth and reflects market signals. 479 dpa provides flexibility and takes account of forecasting uncertainties and avoids marked fall in the Borough's working age population. • Delivering less homes will lower the number of economically active people in the Borough to fill anticipated job growth. • Lower housing delivery will exasperate increased job vacancy rates following Covid-19. 	n/a	<ul style="list-style-type: none"> • The affordability adjustment within the standard method calculation takes account of people moving into an area for economic reasons. The standard method only requires an uplift adjustment where there are specific growth strategies, which Wyre does not have. • The latest Employment Monitoring Report (20/21) demonstrates the continued low uptake of employment land in Wyre, which is below that projected in the adopted Local Plan (the OAEN is based on historic trends). • It is also apparent that the Hillhouse Technology Enterprise Zone (EZ) has underperformed over the last five years with projected jobs not materialising, jobs losses following the closure of Vinnolit facility and due to the effects of Covid-19. • There is therefore significant economic uncertainty at present. It will be the role of the Local Plan Full Review to consider the economic strategy and the wider consequences of changing working patterns. • The Partial Review retains all existing residential and employment site allocations in the adopted Local Plan that were found sound by the Planning Inspector. The proposed housing requirement will not lead to an imbalance between the housing strategy and employment strategy. 	n/a
0015/P/002/GC	Taylor Wimpey co Tamara Ettenfield, Lichfields	Chapter 7 HP1 Housing Requirement and Supply (new)	No	Not considered to be justified, it is not positively prepared or consistent with national policy. As such, this Partial Review needs to re-consider meeting the adopted	<ul style="list-style-type: none"> • Various references to the NPPF §60-61 and PPG referred to. • The council need to look at a variety of factors and consider whether there are exceptional circumstances when calculating housing need. Cannot just simply use the standard method when calculating the housing need. Standard method is the starting point and regard to exceptional circumstances; previous housing delivery in the area and recent SHMA are significantly greater. 	n/a	<ul style="list-style-type: none"> • The Implementation of Policy LPR1 Background Paper §3.3-3.4 has considered if there are circumstances where previous levels of housing delivery in an area, or previous assessment of need, such as a recently produced SHMA are significantly greater than the outcome from the standard method. • The council considers it appropriate to consider previous housing delivery since the start of the Plan period in 2011 (10 year period). This is more representative of long term trends. There is no support in the PPG for considering different periods of housing delivery; the most appropriate is the Plan period. • It is acknowledged that the objectively assessed housing 	n/a

				housing requirement in full taking into consideration current and future demographic trends, market signals and Wyre specific constraints; and provide updated evidence (update to the SHMA) to support this.			need in the adopted Local Plan is higher than standard method, this is however based on assessments which were produced prior to the introduction of the new approach and subsequent revisions to the national planning policy and guidance. This approach is supported by the Planning Inspector's report of the Fylde Local Plan Partial Review §26. <ul style="list-style-type: none"> Over the Plan period, the Partial Review housing delivery is projected at 9,423 dwellings, exceeding the housing requirement of 7,232 by 2,191 dwellings. This includes significant additional flexibility over the Plan period and does not prejudice the delivery of the existing site allocations in the adopted Local Plan, which remain unchanged. 	
0015/P/002/GC continued	Taylor Wimpey co Tamara Ettenfield, Lichfields	Chapter 7 HP1 Housing Requirement and Supply (new)	No	Not considered to be justified, it is not positively prepared or consistent with national policy. As such, this Partial Review needs to re-consider meeting the adopted housing requirement in full taking into consideration current and future demographic trends, market signals and Wyre specific constraints; and provide updated evidence (update to the SHMA) to support this.	Inspector's requirement for an early partial review was to ensure the Plan met the full OAN, this should not be used as a mechanism to suppress the adopted housing requirement figure.	n/a	<ul style="list-style-type: none"> The housing requirement as part of this partial review is not the same as delivery. The housing requirement does not change delivery as part of this partial review. The partial review results in a position with a significant flexibility in supply, which does not constrain delivery. Over the Plan period, there is a housing requirement of 7,232. This is based upon 460 net additional dpa (Adopted Local Plan) between 2011-2019 and 296 net additional dpa (Standard Method) between 2019-2031. The Partial Review does not make any revisions to the existing housing land supply. As set out in the Implementation of Policy LPR1 Background Paper §6.1, there is a projected housing delivery of 9,423 dwellings over the Plan period, exceeding the housing requirement of 7,232 by 2,191 dwellings. This demonstrates there is sufficient supply to meet the housing requirement, with a significant additional flexibility over the Plan period. Therefore, there is no need for additional allocations to meet the identified housing requirement. 	n/a
0015/P/002/GC continued	Taylor Wimpey co Tamara Ettenfield, Lichfields	Chapter 7 HP1 Housing Requirement and Supply (new)	No	Not considered to be justified, it is not positively prepared or consistent with national policy. As such, this	Partial review shows a reduction in housing requirement which will have impact on economic aspirations.	n/a	<ul style="list-style-type: none"> The affordability adjustment within the standard method calculation takes account of people moving into an area for economic reasons. The standard method only requires an uplift adjustment where there are specific growth strategies, which Wyre does not have. The latest Employment Monitoring Report (20/21) demonstrates the continued low uptake of employment land in Wyre, which is below that projected in the adopted 	n/a

				Partial Review needs to re-consider meeting the adopted housing requirement in full taking into consideration current and future demographic trends, market signals and Wyre specific constraints; and provide updated evidence (update to the SHMA) to support this.			Local Plan (the OAEN is based on historic trends). <ul style="list-style-type: none"> It is also apparent that the Hillhouse Technology Enterprise Zone (EZ) has underperformed over the last five years with projected jobs not materialising, jobs losses following the closure of Vinnolit facility and due to the effects of Covid-19. There is therefore significant economic uncertainty at present. It will be the role of the Local Plan Full Review to consider the economic strategy and the wider consequences of changing working patterns. The Partial Review retains all existing residential and employment site allocations in the adopted Local Plan that were found sound by the Planning Inspector. The proposed housing requirement will not lead to an imbalance between the housing strategy and employment strategy. 	
0015/P/002/GC continued	Taylor Wimpey co Tamara Ettenfield, Lichfields	Chapter 7 HP1 Housing Requirement and Supply (new)	No	Not considered to be justified, it is not positively prepared or consistent with national policy. As such, this Partial Review needs to re-consider meeting the adopted housing requirement in full taking into consideration current and future demographic trends, market signals and Wyre specific constraints; and provide updated evidence (update to the SHMA) to support this.	Partial review shows a reduction in housing requirement which will have impact on provision of affordable homes	n/a	<ul style="list-style-type: none"> The proposed housing requirement in the Partial Review does not impact upon the delivery of affordable housing from that found sound in the adopted Local Plan. The NPPF and PPG do not require the affordable housing need to be met in full. It is acknowledged that the total affordable housing need will not be met by the housing requirement in the adopted Local Plan or that proposed by the Partial Review. Affordability is baked into the standard method via the affordability ratio adjustment. This differs from the approach to the OAHN in the adopted Local Plan that included consideration of affordability. That assessment was produced prior to the introduction of the new standard method approach, and subsequent revisions to national planning policy and guidance. The scope of the Local Plan Partial Review is narrow, with the terms clearly and specifically established by Policy LPR1. The consideration of affordability is baked into the standard method via the affordability ratio adjustment. Therefore, new affordable housing evidence to support the housing requirement is not required. 	n/a

0015/P/002/GC continued	Taylor Wimpey co Tamara Ettenfield, Lichfields	Chapter 7 HP1 Housing Requirement and Supply (new)	No	Not considered to be justified, it is not positively prepared or consistent with national policy. As such, this Partial Review needs to re-consider meeting the adopted housing requirement in full taking into consideration current and future demographic trends, market signals and Wyre specific constraints; and provide updated evidence (update to the SHMA) to support this.	Partial review shows a reduction in the housing requirement which will have impact on the provision of housing mix.	n/a	<ul style="list-style-type: none"> • The housing requirement as part of this partial review is not the same as delivery. The housing requirement does not change delivery as part of this partial review. The partial review results in a position with a significant flexibility in supply, which does not constrain delivery. • The adopted Local Plan Policy HP2 Housing Mix requires residential developments to provide a mix of housing types and sizes to ensure sustainable communities, to accord with the Strategic Housing Market Assessment (SHMA) and Rural Affordable Housing Needs Survey (RAHNS). • The SHMA Addendum 3 Supplementary Note identifies the housing mix as a proportion. A reduced housing requirement does not impact on the housing mix. • The Partial Review does not make any revisions to the existing housing land supply. 	n/a
0015/P/003/GC	Taylor Wimpey co Tamara Ettenfield, Lichfields	Chapter 7 HP1 Housing Requirement and Supply (new)	No	Not considered to be justified, it is not positively prepared or consistent with national policy. As such, this Partial Review needs to re-consider meeting the adopted housing requirement in full taking into consideration current and future demographic trends, market signals and Wyre specific constraints; and provide	<ul style="list-style-type: none"> • OAN is based on an 'economic growth' scenario, supporting declining working age population and higher affordable housing delivery. The employment land requirement sought to align with the proposed housing requirement. The partial Review should be considered in the context of government ambition to boost housing supply; levelling up economy and growth in the north. • Partial review should have updated the SHMA. 	n/a	<ul style="list-style-type: none"> • The affordability adjustment within the standard method calculation takes account of people moving into an area for economic reasons. The standard method only requires an uplift adjustment where there are specific growth strategies, which Wyre does not have. • The latest Employment Monitoring Report (20/21) demonstrates the continued low uptake of employment land in Wyre, which is below that projected in the adopted Local Plan (the OAN is based on historic trends). • It is also apparent that the Hillhouse Technology Enterprise Zone (EZ) has underperformed over the last five years with projected jobs not materialising, jobs losses following the closure of Vinnolit facility and due to the effects of Covid-19. • There is therefore significant economic uncertainty at present. It will be the role of the Local Plan Full Review to consider the economic strategy and the wider consequences of changing working patterns. • The Partial Review retains all existing residential and employment site allocations in the adopted Local Plan that were found sound by the Planning Inspector. The proposed housing requirement will not lead to an imbalance between the housing strategy and employment strategy. • There is no freestanding obligation in the NPPF to 	n/a

				updated evidence (update to the SHMA) to support this.			significantly boost housing delivery above the housing requirement; the housing requirement significantly boost housing delivery. <ul style="list-style-type: none"> The NPPF 21 §61 requires that 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”. The Implementation of Policy LPR1 Background Paper has undertaken the local housing need assessment using the standard method. The NPPF and PPG is clear that the standard method is the starting point. This approach is supported by the Planning Inspector’s report of the Fylde Local Plan Partial Review §26. 	
0015/P/004/GC	Taylor Wimpey co Tamara Ettenfield, Lichfields	Chapter 7 HP1 Housing Requirement and Supply (new)	No	Not considered to be justified, it is not positively prepared or consistent with national policy. As such, this Partial Review needs to re-consider meeting the adopted housing requirement in full taking into consideration current and future demographic trends, market signals and Wyre specific constraints; and provide updated evidence (update to the SHMA) to support this.	Partial review uses Standard Method to calculate Local Housing Need (LHN). LHN is 296, which is a significant reduction over adopted 479. The reduction impacts on the growth for the area set in Vision and Objectives.	n/a	<ul style="list-style-type: none"> The scope of the partial review is clearly and specifically established by policy LPR1. A review of the development strategy, vision and objectives falls outside the scope. The Partial Review does not make any revisions to the existing housing land supply. As set out in the Implementation of Policy LPR1 Background Paper §6.1, there is a projected housing delivery of 9,423 dwellings over the Plan period, exceeding the housing requirement of 7,232 by 2,191 dwellings. This demonstrates there is sufficient supply to meet the housing requirement, with a significant additional flexibility over the Plan period. Therefore, there is no need for additional allocations to meet the identified housing requirement as the partial review results in an oversupply position. See responses to 0015/P/03/GC & 0015/P/005/GC 	n/a
0015/P/004/GC continued	Taylor Wimpey co Tamara Ettenfield, Lichfields	Chapter 7 HP1 Housing Requirement and Supply (new)	No	Not considered to be justified, it is not positively prepared or consistent with national policy. As such, this Partial Review needs to re-consider meeting the	Standard Method is the starting point - economic growth, worsening market signals and Wyre specific ageing baseline population and higher affordability ratio (6.29 compared to 5.75 for North West) should be taken into account. Council should support higher levels of housing in sustainable locations. Council should meet its OAN in full to address these matters.	n/a	<ul style="list-style-type: none"> The partial review has considered the matters contained in Policy LPR1 and concluded that the standard method is to be used for determining the level of housing need. Application of the standard method produces a housing need of 296 dwellings p.a. (net). Based on a housing need of 460 dwellings p.a. 2011-2019 and 296 dwellings p.a. 2019-203, the total Plan housing requirement is 7,232 dwellings 2011-2031. The Partial Review identifies a total housing land supply of 9,423 dwellings If this position is accepted by the Local Plan Inspector, Wyre council can meet its housing needs in full through the 	n/a

				adopted housing requirement in full taking into consideration current and future demographic trends, market signals and Wyre specific constraints; and provide updated evidence (update to the SHMA) to support this.			Partial Review. <ul style="list-style-type: none"> On this basis, there is no unmet need in Wyre that falls to be considered by neighbouring local authorities. See responses to 0015/P/03/GC & 0015/P/005/GC 	
0015/P/005/GC	Taylor Wimpey co Tamara Ettenfield, Lichfields	Chapter 7 HP1 Housing Requirement and Supply (new)	No	Not considered to be justified, it is not positively prepared or consistent with national policy. As such, this Partial Review needs to re-consider meeting the adopted housing requirement in full taking into consideration current and future demographic trends, market signals and Wyre specific constraints; and provide updated evidence (update to the SHMA) to support this.	<ul style="list-style-type: none"> Adopted housing requirement based on economic growth scenario. No consideration given in this partial review to required employment land in context of reduced housing requirement. Employment trends have not been taken into consideration. Reducing the housing requirement will likely encourage inward commuting into borough for employment opportunities and no longer provide sustainable development. If progress with 296, need to assess the Employment Land Supply to ensure this reflects provision of housing. 	n/a	<ul style="list-style-type: none"> The affordability adjustment within the standard method calculation takes account of people moving into an area for economic reasons. The standard method only requires an uplift adjustment where there are specific growth strategies, which Wyre does not have. The latest Employment Monitoring Report (20/21) demonstrates the continued low uptake of employment land in Wyre, which is below that projected in the adopted Local Plan (the OAEN is based on historic trends). It is also apparent that the Hillhouse Technology Enterprise Zone (EZ) has underperformed over the last five years with projected jobs not materialising, jobs losses following the closure of Vinnolit facility and due to the effects of Covid-19. There is therefore significant economic uncertainty at present. It will be the role of the Local Plan Full Review to consider the economic strategy and the wider consequences of changing working patterns. The Partial Review retains all existing residential and employment site allocations in the adopted Local Plan that were found sound by the Planning Inspector. The proposed housing requirement will not lead to an imbalance between the housing strategy and employment strategy. 	n/a

0015/P/007/GC	Taylor Wimpey co Tamara Ettenfield, Lichfields	Chapter 7 HP1 Housing Requirement and Supply (new)	No	Not considered justified and based on proportionate evidence.	Expect the council to meet the full OAN to be found sound, it will be necessary to consider transport and highway issues to include highway capacity analysis. This would allow understanding of any additional capacity since the Local plan's adoption and ensure sufficient infrastructure.	n/a	The scope of the Local Plan Partial Review (LPPR) is narrow, with the terms clearly and specifically established by Policy LPR1. The requirement of Policy LPR1 is to meet in full the housing OAN. It is within this context that a review of transport and highway evidence has been undertaken. As set out in the Implementation of Policy LPR1 Background Paper §4.4, the approach to Policy LPR1 is to firstly review housing need and then to carry out a review of transport and highways constraints for the purpose of ascertaining whether that OAN could be met in Wyre. As the updated housing requirement is a lower figure than the adopted figure of 460dpa and the housing requirement can be met within the existing highway network, a review of the transport and highway evidence is therefore not required for this Partial Review. The three transport highway authorities support this position.	n/a
0016/P/003/GC	Wainhomes co Stephen Harris, Emery Planning	Chapter 7 HP1 Housing Requirement and Supply (new)	No	Not positively prepared; justified or consistency with national policy. See summary of representation	<ul style="list-style-type: none"> Do not agree with LPR1 background paper §3.3 regarding average level of housing delivery since 2011 is not significantly greater than the standard method. Based on delivery rates, a higher figure is justified. Should not use delivery since 2011 which has been influenced by lack of up to date local plan in a green belt authority, suppressing housing delivery. Partial review within two years of adoption has not provided a true delivery rate based on housing need in the adopted local plan. Housing trajectory should material increase in build rates in the next five years on sites with consent or committed. Average of 349 since 2011 is not a representative figure. 349 is significantly greater than 296 as it is a 17% increase. The 20% buffer in the NPPF is justified where there has been significant under delivery of housing over the previous three years. We consider that in that context 17% is significant and cannot be simply dismissed by the LPA. 	n/a	<ul style="list-style-type: none"> Housing delivery since 2011 has not been suppressed by the lack of an up to date local plan. The government started to promote its Growth Agenda in 2011 and the council has consistently followed the strategy in accordance with the subsequent reform of the planning system. The publication of a SHMA and addendums has facilitated this process and enabled a better understanding of the local and sub regional housing markets to assist with growth and the delivery of future housing. Housing completions in the early years of the plan period was primarily affected by nationwide economic problems. The Implementation of Policy LPR1 Background Paper §3.3-3.4 has considered if there are circumstances where previous levels of housing delivery in an area, or previous assessment of need, such as a recently produced SHMA are significantly greater than the outcome from the standard method. The council considers it appropriate to consider previous housing delivery since the start of the Plan period in 2011 (10 year period). This is more representative of long term trends. There is no support in the PPG for considering different periods of housing delivery; the most appropriate is the Plan period. It is acknowledged that the objectively assessed housing need in the adopted Local Plan is higher than standard method, this is however based on assessments which were produced prior to the introduction of the new approach and subsequent revisions to the national planning policy and guidance. This approach is supported by the Planning Inspector's report of the Fylde Local Plan Partial Review §26. Over the Plan period, the Partial Review housing delivery is projected at 9,423 dwellings, exceeding the housing requirement of 7,232 by 2,191 dwellings. This includes significant additional flexibility over the Plan period and does not prejudice the delivery of the existing site allocations in the adopted Local Plan, which remain unchanged. 	n/a

0016/P/004/GC	Wainhomes co Stephen Harris, Emery Planning	Chapter 7 HP1 Housing Requirement and Supply (new)	No	Not positively prepared; justified or consistency with national policy. See summary of representation	<ul style="list-style-type: none"> Referring to LPR1 background paper §3.4-3.5 regarding adopted Local Plan being prepared before the revised NPPF2021, and referring to PPG regarding local housing need being considered to have changed significantly where a plan has been adopted prior to the standard method being implemented, on the basis of a number that is significantly below the number generated using the standard method, or had been subject to a cap, there is no justification in the NPPF or PPG for an early plan review based on the adopted housing requirement being higher than the requirement generated by the standard method. Reducing the housing requirement from 460 to 296 is not supported in the NPPF or PPG. Partial review not entitled to review the requirement in Policy HP. Also contrary to NPPF objective to boost housing delivery. Referring to PPG, there may be situations where previous levels of housing delivery in an area or recently produced SHMA are significantly greater than the outcome from the standard method. Authorities will need to take this in to account when considering whether it is appropriate to plan for a higher level of need than the standard method. 	n/a	<ul style="list-style-type: none"> The scope of the partial review is clearly and specifically established by Policy LPR1. Criterion 1 requires an update to the Objectively Assessed Housing Need. Due to the changes in terminology within revised guidance, reference to Objectively Assessed Housing Need should be read as housing requirement. The NPPF 21 §61 requires that 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”. The Implementation of Policy LPR1 Background Paper has undertaken the local housing need assessment using the standard method. There is no freestanding obligation in the NPPF to significantly boost housing delivery above the housing requirement; the housing requirement significantly boost housing delivery. The Implementation of Policy LPR1 Background Paper §3.1-3.2 has considered if there are circumstances where it may be appropriate to include an uplift where housing needs are likely to exceed past trends. In summary, in Wyre: there are no Housing Deals; no strategic infrastructure improvements likely to increase the homes needed locally; or no requirement to take unmet housing need from any neighbouring authority. Therefore, there are no circumstances in the borough of Wyre where it would be appropriate to include an uplift. 	n/a
0016/P/005/GC	Wainhomes co Stephen Harris, Emery Planning	Chapter 7 HP1 Housing Requirement and Supply (new)	No	Not positively prepared; justified or consistency with national policy. See summary of representation	Referring to the Inspectors report §58-61 regarding the OAN supporting the council strategy of job growth and responding to scale of identified affordable housing needs, while there is not a specific uplift to the OAN for affordable housing or the economy, the Inspector was clear that both benefits would not be delivered using the full OAN. Standard method does not address these points.	n/a	<ul style="list-style-type: none"> The affordability adjustment within the standard method calculation takes account of people moving into an area for economic reasons. The standard method only requires an uplift adjustment where there are specific growth strategies, which Wyre does not have. The latest Employment Monitoring Report (20/21) demonstrates the continued low uptake of employment land in Wyre, which is below that projected in the adopted Local Plan (the OAEN is based on historic trends). It is also apparent that the Hillhouse Technology Enterprise Zone (EZ) has underperformed over the last five years with projected jobs not materialising, jobs losses following the closure of Vinnolit facility and due to the effects of Covid-19. There is therefore significant economic uncertainty at present. It will be the role of the Local Plan Full Review to consider the economic strategy and the wider consequences of changing working patterns. The Partial Review retains all existing residential and employment site allocations in the adopted Local Plan that were found sound by the Planning Inspector. The proposed housing requirement will not lead to an imbalance between the housing strategy and employment strategy. See response 0016/P/005/GC continued. 	n/a

0016/P/005/GC continued	Wainhomes co Stephen Harris, Emery Planning	Chapter 7 HP1 Housing Requirement and Supply (new)	No	Not positively prepared; justified or consistency with national policy. See summary of representation	Standard method affordability ratio results in only 37 dwelling per year uplift, which is short of meeting affordable housing needs and other factor the Inspector considered, and will have detrimental impact on provision of affordable homes. Affordable housing update is required to understand the local circumstances as to whether the affordability ratio is appropriate.	n/a	<ul style="list-style-type: none"> • The proposed housing requirement in the Partial Review does not impact upon the delivery of affordable housing from that found sound in the adopted Local Plan. • The NPPF and PPG do not require the affordable housing need to be met in full. • It is acknowledged that the total affordable housing need will not be met by the housing requirement in the adopted Local Plan or that proposed by the Partial Review. • Affordability is baked into the standard method via the affordability ratio adjustment. This differs from the approach to the OAHN in the adopted Local Plan that included consideration of affordability. That assessment was produced prior to the introduction of the new standard method approach, and subsequent revisions to national planning policy and guidance. • The scope of the Local Plan Partial Review is narrow, with the terms clearly and specifically established by Policy LPR1. The consideration of affordability is baked into the standard method via the affordability ratio adjustment. Therefore, new affordable housing evidence to support the housing requirement is not required. 	n/a
0016/P/006/GC	Wainhomes co Stephen Harris, Emery Planning	Chapter 7 HP1 Housing Requirement and Supply (new)	No	Not positively prepared; justified or consistency with national policy. See summary of representation	<ul style="list-style-type: none"> • Housing requirement of 296 dwellings per annum is a suppression of actual housing need and conflict with NPPF to boost housing supply. • Until 296 in partial review is adopted, the figure of 460 must be used for the calculation of the five year supply, and if there is a shortfall, then unallocated sites must be considered. 	n/a	<ul style="list-style-type: none"> • The housing requirement as part of this partial review is not the same as delivery. The housing requirement does not change delivery as part of this partial review. The partial review results in a position with a significant flexibility in supply, which does not constrain delivery. • Over the Plan period, there is a housing requirement of 7,232. This is based upon 460 net additional dpa (Adopted Local Plan) between 2011-2019 and 296 net additional dpa (Standard Method) between 2019-2031. • The Partial Review does not make any revisions to the existing housing land supply. • As set out in the Implementation of Policy LPR1 Background Paper §6.1, there is a projected housing delivery of 9,423 dwellings over the Plan period, exceeding the housing requirement of 7,232 by 2,191 dwellings. This demonstrates there is sufficient supply to meet the housing requirement, with a significant additional flexibility over the Plan period. Therefore, there is no need for additional allocations to meet the identified housing requirement. • There is no freestanding obligation in the NPPF to significantly boost housing delivery above the housing requirement; the housing requirement significantly boost housing delivery. • The five year housing land supply is calculated based upon the housing requirement set within the adopted Local Plan at the time of calculation. 	n/a

0016/P/007/GC	Wainhomes co Stephen Harris, Emery Planning	Chapter 7 HP1 Housing Requirement and Supply (new)	No	Not positively prepared; justified or consistency with national policy. See summary of representation	<ul style="list-style-type: none"> ● Affordable briefing note provided to consider housing indicators: ● There is an affordable housing shortfall, the Housing register demonstrates high need ● Mean house prices increased 17% from 2011/12-2020/21, median private rent prices includes 10% 2012/12-2020/21 (further indicators on house prices and rental levels provided. ● Numbers on register, worsening affordability indicators and past affordable housing shortfall, leads to strong case for affordable housing delivery. 	n/a	<ul style="list-style-type: none"> ● Noted. ● The proposed housing requirement in the Partial Review does not impact upon the delivery of affordable housing from that found sound in the adopted Local Plan. ● The NPPF and PPG do not require the affordable housing need to be met in full. ● It is acknowledged that the total affordable housing need will not be met by the housing requirement in the adopted Local Plan or that proposed by the Partial Review. ● Affordability is baked into the standard method via the affordability ratio adjustment. This differs from the approach to the OAHN in the adopted Local Plan that included consideration of affordability. That assessment was produced prior to the introduction of the new standard method approach, and subsequent revisions to national planning policy and guidance. ● The scope of the Local Plan Partial Review (LPPR) is narrow, with the terms clearly and specifically established by Policy LPR1. The consideration of affordability is baked into the standard method via the affordability ratio adjustment. Therefore, new affordable housing evidence to support the housing requirement is not required. 	n/a
0017/P/001/GC	Gladman	Chapter 7 HP1 Housing Requirement and Supply (new)	n/a	n/a	<ul style="list-style-type: none"> ● It is noted and accepted that the adopted Local Plan did not apply the standard method as its was not part of the national planning policy at the time of drafting the adoption. However, the partial review allows the standard method to be considered by taking into account the amendments to national policy. ● Concerned with councils evidence and justification for amending the housing requirement. ● The 2014-based SNHP forms the 'starting point' in assessing need for housing in Wyre, this suggest a need for 283 dwellings per annum when allowing for vacancy over the plan period (2011-2031), as set in the 3rd SHMA Addendum. Baseline figure similar to 296 calculated through standard method. ● SHMA addendum factors in employment growth, market signals and demographic corrections which increases baseline to establish OAN. To address these matters, minimum OAN 457dpa required, a 11% uplift from upper end longer-term demographic projections and 61% uplift from starting point. No uplift provided to standard method. PPG clear it is starting point, it does not attempt to understand economic circumstances or other demographic behaviours. PPG provides examples of where it is appropriate to uplift. PPG further states it may be appropriate to uplift based upon assessment of need which are significantly greater than outcome of standard method. SHMA 2017 is recent and tested at examination. Should not deviate from evidence base unless compelling evidence to do so. ● Reducing housing target inconsistent with authority's previous economic aspirations. Counteracts Government's aim of increasing house building. 	n/a	<ul style="list-style-type: none"> ● The NPPF 21 §61 requires the minimum number of homes needed to be informed using the standard method. As set out in Implementation of Policy LPR1 Background Paper §3.1-3.4, within the borough, there are no circumstances where it may be appropriate to include an uplift; and the levels of housing delivery is not significantly greater than the outcome from standard method. ● There are no circumstances in the borough of Wyre where it would be appropriate to include an uplift. ● The affordability adjustment within the standard method calculation takes account of people moving into an area for economic reasons. The standard method only requires an uplift adjustment where there are specific growth strategies, which Wyre does not have. ● The latest Employment Monitoring Report (20/21) demonstrates the continued low uptake of employment land in Wyre, which is below that projected in the adopted Local Plan (the OAEN is based on historic trends). ● It is also apparent that the Hillhouse Technology Enterprise Zone (EZ) has underperformed over the last five years with projected jobs not materialising, jobs losses following the closure of Vinnolit facility and due to the effects of Covid-19. ● There is therefore significant economic uncertainty at present. It will be the role of the Local Plan Full Review to consider the economic strategy and the wider consequences of changing working patterns. ● The Partial Review retains all existing residential and employment site allocations in the adopted Local Plan that were found sound by the Planning Inspector. The proposed housing requirement will not lead to an imbalance between the housing strategy and employment 	n/a

							<p>strategy.</p> <ul style="list-style-type: none"> ● There is no freestanding obligation in the NPPF to significantly boost housing delivery above the housing requirement; the housing requirement significantly boost housing delivery. 	
0017/P/002/GC	Gladman	Chapter 7 HP1 Housing Requirement and Supply (new)	n/a	n/a	<p>Average housing completions since 2011 is 349dpa, but this figure is largely due to low completions in the early years. Last five monitoring years, the average completions is 478dpa and higher than adopted Local Plan requirement of 460dpa and significantly more than standard method. Housing delivery has increased over plan period likely due to certainty as the Local Plan progresses and as housing allocations are built out.</p>	n/a	<ul style="list-style-type: none"> ● The Implementation of Policy LPR1 Background Paper §3.3-3.4 has considered if there are circumstances where previous levels of housing delivery in an area, or previous assessment of need, such as a recently produced SHMA are significantly greater than the outcome from the standard method. ● The council considers it appropriate to consider previous housing delivery since the start of the Plan period in 2011 (10 year period). This is more representative of long term trends. There is no support in the PPG for considering different periods of housing delivery; the most appropriate is the Plan period. ● It is acknowledged that the objectively assessed housing need in the adopted Local Plan is higher than standard method, this is however based on assessments which were produced prior to the introduction of the new approach and subsequent revisions to the national planning policy and guidance. This approach is supported by the Planning Inspector's report of the Fylde Local Plan Partial Review §26. ● Over the Plan period, the Partial Review housing delivery is projected at 9,423 dwellings, exceeding the housing requirement of 7,232 by 2,191 dwellings. This includes significant additional flexibility over the Plan period and does not prejudice the delivery of the existing site allocations in the adopted Local Plan, which remain unchanged. 	n/a

0018/P/003/GC	Marcus Hudson, Lancashire County Council	Chapter 7 HP1 Housing Requirement and Supply (new)	n/a	n/a	<ul style="list-style-type: none"> • The proposal to reduce the housing figure from 460 to 296 for the period 2019/21-2018/2031 needs to be understood in the context of the future growth aspirations and investment priorities for the borough. • Evidence base informing Independent Economic Review for Lancashire and accompanying Environment Commission work should form part of the underpinning evidence for amending the figures. As key findings from the work are considered by Lancashire Leaders and future priorities agreed, the policy direction of Local Plans should support these as appropriate. Investment and funding opportunities that are identified in response to this, and to the forthcoming Levelling Up White Paper will also need to align with and be supported by a strong spatial policy framework. 	n/a	<ul style="list-style-type: none"> • The affordability adjustment within the standard method calculation takes account of people moving into an area for economic reasons. The standard method only requires an uplift adjustment where there are specific growth strategies, which Wyre does not have. • The latest Employment Monitoring Report (20/21) demonstrates the continued low uptake of employment land in Wyre, which is below that projected in the adopted Local Plan (the OAEN is based on historic trends). • It is also apparent that the Hillhouse Technology Enterprise Zone (EZ) has underperformed over the last five years with projected jobs not materialising, jobs losses following the closure of Vinnolit facility and due to the effects of Covid-19. • There is therefore significant economic uncertainty at present. It will be the role of the Local Plan Full Review to consider the economic strategy and the wider consequences of changing working patterns. • The Partial Review retains all existing residential and employment site allocations in the adopted Local Plan that were found sound by the Planning Inspector. The proposed housing requirement will not lead to an imbalance between the housing strategy and employment strategy. • It will be the role of the Full Review to consider the emerging Lancashire Independent Economic Review evidence and how the Local Plan can respond. 	n/a
0020/P/001/GC	Matthew Symons, Hollins Strategic Land	Chapter 7 HP1 Housing Requirement and Supply (new)	n/a	n/a	<ul style="list-style-type: none"> • Council is seeking to reduce its housing requirement, which was recently done in neighbouring Fylde. • PPG confirms the standard method identifies a minimum annual housing need figure and does not produce a housing requirement figure. Refers to Local Plan Inspectors Report §59-61 that sets out why OAN was sought by the council: job growth; affordable housing needs; suppressed younger household formation; modest worsening market signals; fall in housing supply on population projections. These factors not considered when council updated OAN via the Standard Method. • Most provide flexibility in the supply. • Must take the opportunity to provide greater certainty on the LP strategy. 	n/a	<ul style="list-style-type: none"> • The NPPF 21 §61 requires the minimum number of homes needed to be informed using the standard method. As set out in Implementation of Policy LPR1 Background Paper §3.1-3.4, within the borough, there are no circumstances where it may be appropriate to include an uplift; and the levels of housing delivery is not significantly greater than the outcome from standard method. There are no circumstances in the borough of Wyre where it would be appropriate to include an uplift. • The proposed housing requirement in the Partial Review does not impact upon the delivery of affordable housing from that found sound in the adopted Local Plan. • The NPPF and PPG do not require the affordable housing need to be met in full. It is acknowledged that the total affordable housing need will not be met by the housing requirement in the adopted Local Plan or that proposed by the Partial Review. • The scope of the Local Plan Partial Review (LPPR) is narrow, with the terms clearly and specifically established by Policy LPR1. A review of the development strategy falls outside the scope. The consideration of affordability is baked into the standard method via the affordability ratio adjustment. • The Partial Review does not make any revisions to the existing housing land supply. As set out in the Implementation of Policy LPR1 Background Paper §6.1, there is a projected housing delivery of 9,423 dwellings over the Plan period, exceeding the housing requirement 	n/a

							of 7,232 by 2,191 dwellings. This demonstrates there is sufficient supply to meet the housing requirement, with a significant additional flexibility over the Plan period. Therefore, there is no need for additional allocations to meet the identified housing requirement as the partial review results in significant flexibility in supply.	
0020/P/001/GC continued Page 379	Matthew Symons, Hollins Strategic Land	Chapter 7 HP1 Housing Requirement and Supply (new)	n/a	n/a	Employment land requirement retained but housing requirement significantly reduced. No evidence provided that reduced housing will not prevent employment being delivered or would not result in fall in working age population. Potentially, could deliver employment requirement but rely on workforce travelling from beyond the borough boundaries, which is not sustainable development.	n/a	<ul style="list-style-type: none"> • The affordability adjustment within the standard method calculation takes account of people moving into an area for economic reasons. The standard method only requires an uplift adjustment where there are specific growth strategies, which Wyre does not have. • The latest Employment Monitoring Report (20/21) demonstrates the continued low uptake of employment land in Wyre, which is below that projected in the adopted Local Plan (the OAEN is based on historic trends). • It is also apparent that the Hillhouse Technology Enterprise Zone (EZ) has underperformed over the last five years with projected jobs not materialising, jobs losses following the closure of Vinnolit facility and due to the effects of Covid-19. • There is therefore significant economic uncertainty at present. It will be the role of the Local Plan Full Review to consider the economic strategy and the wider consequences of changing working patterns. • The Partial Review retains all existing residential and employment site allocations in the adopted Local Plan that were found sound by the Planning Inspector. The proposed housing requirement will not lead to an imbalance between the housing strategy and employment strategy. 	n/a

0010/P/005/GC	Joanne Harding - Home Builders Federation	Chapter 7 HP3 Affordable Housing (new)	n/a	n/a	Proposed amendments to HP3 that refers to First Homes and the requirements of the NPPF in relation to affordable homeownership are appropriate. Policy would benefit from further information within the justification text as to how this will be applied in practice.	n/a	<ul style="list-style-type: none"> ● The PPG provides guidance on First Homes and how it is to be applied. The response does not specify what further guidance on application is required. ● In accordance with the PPG First Homes (paragraph 004 Reference ID: 70-004-20210524), it is the role of the plan-making process and this is for the full review, to consider through undertaking a housing need assessment to take account of the need for a range of housing types and tenure, including various affordable housing tenures such as First Homes. If, because of the plan-making process, it is determined that alternative criteria in addition to the national criteria set out is required, guidance on how First Homes will be applied in practice within Wyre will be prepared. 	n/a
0011/P/005/GC	NPL Group (UK) Ltd c/o Phil Robinson, Pegasus Group	Chapter 7 HP3 Affordable Housing (new)	n/a	n/a	<ul style="list-style-type: none"> ● Proposed amendments to HP3 that refers to First Homes and the requirements of the NPPF in relation to affordable homeownership are appropriate. Policy would benefit from further information within the justification text as to how this will be applied in practice. ● Reducing the housing numbers would significantly compromise the delivery of First Homes in line with policy HP4 	n/a	<ul style="list-style-type: none"> ● The PPG provides guidance on First Homes and how it is to be applied. The response does not specify what further guidance on application is required. ● In accordance with the PPG First Homes (paragraph 004 Reference ID: 70-004-20210524), it is the role of the plan-making process and this is for the full review, to consider through undertaking a housing need assessment to take account of the need for a range of housing types and tenure, including various affordable housing tenures such as First Homes. If, because of the plan-making process, it is determined that alternative criteria in addition to the national criteria set out is required, guidance on how First Homes will be applied in practice within Wyre will be prepared. ● The housing requirement as part of this partial review is not the same as delivery. The housing requirement does not change delivery as part of this partial review. The partial review results in a position with a significant flexibility in supply, which does not constrain delivery. ● The Partial Review does not make any revisions to the existing housing land supply. ● As set out in the Implementation of Policy LPR1 Background Paper §6.1, there is a projected housing delivery of 9,423 dwellings over the Plan period, exceeding the housing requirement of 7,232 by 2,191 dwellings. This demonstrates there is sufficient supply to meet the housing requirement, with a significant additional flexibility over the Plan period. Therefore, there is no need for additional allocations to meet the identified housing requirement. 	n/a

0021/P/022/GC	Jackie Copley, CPRE	Chapter 7 HP3 Affordable Housing (new)	n/a	n/a	<ul style="list-style-type: none"> ● Broadly supportive as housing should be delivered in accordance with the Strategic Housing Market Assessment. ● CPRE disagrees that 'First Homes' are in perpetuity 'genuinely' affordable homes as 80% of market value is still out of reach of most people. We recommend Wyre does not accept the Government's definition, due to this reason, as it will cause further difficulties to the worse off households. 	n/a	<ul style="list-style-type: none"> ● Noted. ● HP3(4) is proposed to be amended to ensure consistency with the updated Planning Practice Guidance in relation to First Homes. ● The PPG provides guidance on First Homes and how it is to be applied. In accordance with the PPG First Homes (paragraph 004 Reference ID: 70-004-20210524), it is the role of the plan-making process and this is for the full review, to consider through undertaking a housing need assessment to take account of the need for a range of housing types and tenure, including various affordable housing tenures such as First Homes. If, because of the plan-making process, it is determined that alternative criteria in addition to the national criteria set out is required, guidance on how First Homes will be applied in practice within Wyre will be prepared. 	n/a
0012/P/005/GC	Story Homes c/o Dan Mitchell, Barton willmore LLP	Chapter 7 HP3 Affordable Housing (new)	No	Not positively prepared; justified or consistency with national policy. See summary of representation	<ul style="list-style-type: none"> ● Delivery of affordable housing is a key priority for the council. The council is under delivering against the adopted Local Plan targets. Over the plan period, have delivered 688 units against need of 1,615. ● Reducing the housing requirement to 296 dpa for remaining plan period will lead to a reduction in the delivery of affordable homes, contrary to the spatial strategy. 	n/a	<ul style="list-style-type: none"> ● The proposed housing requirement in the Partial Review does not impact upon the delivery of affordable housing from that found sound in the adopted Local Plan. ● The NPPF and PPG do not require the affordable housing need to be met in full. It is acknowledged that the total affordable housing need will not be met by the housing requirement in the adopted Local Plan or that proposed by the Partial Review. ● Affordability is baked into the standard method via the affordability ratio adjustment. This differs from the approach to the OAHN in the adopted Local Plan that included consideration of affordability. That assessment was produced prior to the introduction of the new standard method approach, and subsequent revisions to national planning policy and guidance. 	n/a
0015/P/006/GC	Taylor Wimpey co Tamara Ettenfield, Lichfields	Chapter 7 HP3 Affordable Housing (new)	No	Partial Review is not considered justified and based on proportionate evidence.	<ul style="list-style-type: none"> ● No new evidence provided to support significantly reduced housing figure, no assessment of missed opportunities from lower housing figure, such as reduced construction employment, less local investment, affordable housing supply, council tax etc. ● Requirement to produce LHN assessment to inform new housing requirement has not been undertaken. 	n/a	<ul style="list-style-type: none"> ● The NPPF 21 §61 requires that 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". The Implementation of Policy LPR1 Background Paper has undertaken the local housing need assessment using the standard method. ● As set out in Implementation of Policy LPR1 Background Paper §3.1-3.4, within the borough, there are no circumstances where it may be appropriate to include an uplift; and the levels of housing delivery is not significantly greater than the outcome from standard method. ● Over the Plan period, the Partial Review housing delivery is projected at 9,423 dwellings, exceeding the housing requirement of 7,232 by 2,191 dwellings. This includes significant additional flexibility over the Plan period and does not prejudice the delivery of the existing site allocations in the adopted Local Plan, which remain unchanged. ● See response 0015/P/006/GC continued 	n/a

0015/P/006/GC continued	Taylor Wimpey co Tamara Ettenfield, Lichfields	Chapter 7 HP3 Affordable Housing (new)	No	Partial Review is not considered justified and based on proportionate evidence.	<ul style="list-style-type: none"> • No evidence considering impact on the delivery of affordable housing, first time buyers, key workers and family homes. • Affordable housing requirement in SHMA 2016 is considerable at 134 in first five years and 189 beyond. • Reducing the housing requirement impacts on affordable housing needs in the long term due to an increase in housing prices due to shortage of supply. 	n/a	<ul style="list-style-type: none"> • The proposed housing requirement in the Partial Review does not impact upon the delivery of affordable housing from that found sound in the adopted Local Plan. • The NPPF and PPG do not require the affordable housing need to be met in full. It is acknowledged that the total affordable housing need will not be met by the housing requirement in the adopted Local Plan or that proposed by the Partial Review. • Affordability is baked into the standard method via the affordability ratio adjustment. This differs from the approach to the OAHN in the adopted Local Plan that included consideration of affordability. That assessment was produced prior to the introduction of the new standard method approach, and subsequent revisions to national planning policy and guidance. • The scope of the Local Plan Partial Review (LPPR) is narrow, with the terms clearly and specifically established by Policy LPR1. The consideration of affordability is baked into the standard method via the affordability ratio adjustment. Therefore, new affordable housing evidence to support the housing requirement is not required. 	n/a
0021/P/023/GC	Jackie Copley, CPRE	Chapter 7 HP4 Exception Sites (new)	n/a	n/a	CPRE Supports the use of Rural Exception Sites for 'Genuinely' Affordable Homes only. 'Genuinely' affordable housing should be achieved on-site, otherwise a lack of affordable homes in rural places will continue.	n/a	Noted.	n/a
0010/P/006/GC	Joanne Harding - Home Builders Federation	Chapter 7 HP4 Exception Sites (new)	n/a	n/a	Proposed amendments to HP4 that refers to First Homes and the requirements of the NPPF in relation to affordable homeownership are appropriate. Policy would benefit from further information within the justification text as to how this will be applied in practice.	n/a	<ul style="list-style-type: none"> • The PPG provides guidance on First Homes and how it is to be applied. The response does not specify what further guidance on application is required. • In accordance with the PPG First Homes (paragraph 004 Reference ID: 70-004-20210524), it is the role of the plan-making process and this is for the full review, to consider through undertaking a housing need assessment to take account of the need for a range of housing types and tenure, including various affordable housing tenures such as First Homes. If, because of the plan-making process, it is determined that alternative criteria in addition to the national criteria set out is required, guidance on how First Homes will be applied in practice within Wyre will be prepared. 	n/a

0011/P/006/GC	NPL Group (UK) Ltd c/o Phil Robinson, Pegasus Group	Chapter 7 HP4 Rural Exceptions (new)	n/a	n/a	<ul style="list-style-type: none"> Proposed amendments to HP4 that refers to First Homes and the requirements of the NPPF in relation to affordable homeownership are appropriate. Policy would benefit from further information within the justification text as to how this will be applied in practice. Reduction in housing numbers would significantly compromise the delivery of First Homes in line with policy HP4. 	n/a	<ul style="list-style-type: none"> The PPG provides guidance on First Homes and how it is to be applied. The response does not specify what further guidance on application is required. In accordance with the PPG First Homes (paragraph 004 Reference ID: 70-004-20210524), it is the role of the plan-making process and this is for the full review, to consider through undertaking a housing need assessment to take account of the need for a range of housing types and tenure, including various affordable housing tenures such as First Homes. If, because of the plan-making process, it is determined that alternative criteria in addition to the national criteria set out is required, guidance on how First Homes will be applied in practice within Wyre will be prepared. The housing requirement as part of this partial review is not the same as delivery. The housing requirement does not change delivery as part of this partial review. The partial review results in a position with a significant flexibility in supply, which does not constrain delivery. The Partial Review does not make any revisions to the existing housing land supply. As set out in the Implementation of Policy LPR1 Background Paper §6.1, there is a projected housing delivery of 9,423 dwellings over the Plan period, exceeding the housing requirement of 7,232 by 2,191 dwellings. This demonstrates there is sufficient supply to meet the housing requirement, with a significant additional flexibility over the Plan period. Therefore, there is no need for additional allocations to meet the identified housing requirement. 	n/a
0021/P/024/GC	Jackie Copley, CPRE	Chapter 8 EP5 Main Town Centre Uses (new)	n/a	n/a	More brownfield land should be brought back into use to save land in the countryside.	n/a	Noted. The Partial Review retains all existing site allocations in the adopted Local Plan that were found sound by the Planning Inspector. Of the 22 brownfield sites currently recorded on the Brownfield Register for the borough, 15 of them contribute to the housing supply figures and three of those sites are allocated for residential development in the adopted Wyre Local Plan.	n/a
0021/P/025/GC	Jackie Copley, CPRE	Chapter 9 §9.2.1	n/a	n/a	Support. CPRE welcomes that Wyre now can demonstrate a sufficient amount of deliverable land to meet the full housing requirement.	n/a	Noted.	n/a
0022/P/009/GC	Mark Evans, Fylde Council	Chapter 9 §9.2.1	n/a	n/a	§9.2.1 is amended to read "The Local Plan ensures that sufficient deliverable land is available for a minimum 7,232 net dwellings to meet the full housing requirement for the period 2011-2031."	Acknowledge in the justification, that as Wyre Council have lowered their number by using the standard method, they no longer require Fylde to assist them in meeting their unmet need.	<ul style="list-style-type: none"> The partial review has considered the matters contained in Policy LPR1 and concluded that the standard method is to be used for determining the level of housing need. Application of the standard method produces a housing need of 296 dwellings p.a. (net). Based on a housing need of 460 dwellings p.a. 2011-2019 and 296 dwellings p.a. 2019-203, the total Plan housing requirement is 7,232 dwellings 2011-2031. The Partial Review identifies a total housing land supply of 9,423 dwellings If this position is accepted by the Local Plan Inspector, Wyre council can meet its housing needs in full through the Partial Review. 	n/a

							<ul style="list-style-type: none"> ● On this basis, there is no unmet need in Wyre that falls to be considered by neighbouring local authorities. 	
0022/P/010/GC	Mark Evans, Fylde Council	Chapter 9 §9.2.1	n/a	n/a	Reference to need has been deleted from this paragraph. The full need for the period 2011-2019 has not been met by the Wyre Partial Review.	n/a	<ul style="list-style-type: none"> ● The partial review has considered the matters contained in Policy LPR1 and concluded that the standard method is to be used for determining the level of housing need. Application of the standard method produces a housing need of 296 dwellings p.a. (net). ● Based on a housing need of 460 dwellings p.a. 2011-2019 and 296 dwellings p.a. 2019-203, the total Plan housing requirement is 7,232 dwellings 2011-2031. The Partial Review identifies a total housing land supply of 9,423 dwellings. ● If this position is accepted by the Local Plan Inspector, Wyre council can meet its housing needs in full through the Partial Review.. ● On this basis, there is no unmet need in Wyre that falls to be considered by neighbouring local authorities. 	n/a
0008/P/003/GC	Andrea Fortune - Kingswood Homes	Chapter 9 Site Allocations	No	Not positively prepared; justified or consistency with national policy. See summary of representation	<p>Review of existing allocation has found 608 homes are expected to be delivered on allocated sites which now do not appear to be coming forward for residential development or have constraints which cannot be overcome. Revised yield proposed for:</p> <ul style="list-style-type: none"> ● SA1/1 West of Broadway, Fleetwood; expected yield 25; observations: Adactus Housing Association submitted a full application in 2021 for 44 dwellings which was refused at Planning Committee in October 2021 for the proposed increase in number of homes above the site capacity resulting in design and flooding issues, and also the lack of on-site green infrastructure including an LAP. The applicant appealed the decision in December 2021. However, given the Council have refused this application highlighting issues of viability, design, flood risk, green infrastructure provision and viability, this yield is to be removed from the supply; revised yield: 0 ● SA3/1 Fleetwood Dock and Marina; expected yield: 120; observations: Planning permission is not in place and there is no sign that the allocation will deliver its estimated yield of residential development. Despite this, commercial development is being delivered on the site following recent application 20/01087/FULMAJ for a replacement food processing park. Therefore it is assumed the allocation will not deliver residential development; revised yield: 0. 	See summary of representation regarding housing supply.	<p>Delivery figures in the HIS are based on stakeholder engagement which was undertaken in 2017, 2019, 2020 as well as in Spring/Summer 2021. The responses received fed directly in to the housing trajectory. The council considers direct engagement with those who have the most ability to impact upon the delivery of their sites provides robust and realistic justification for the delivery figures included in the HIS. Consequently, the council is confident that its delivery assumptions are realistic and there is no justification to support the deduction of 608 units from the housing land supply over the plan period. In response to Kingswood Homes revised housing land supply:</p> <ul style="list-style-type: none"> ● SA1/1 West of Broadway, Fleetwood. A Registered Provider recently purchased this site and responded to the 2021 Stakeholder Survey clearly indicating their intention to develop the land with the assistance of grant funding. In October 2021 the full planning application for 44 dwellings on the site was refused permission and an appeal is currently pending. It is clear from the submission of an appeal that the landowners are invested in developing the site and the two reasons for refusal of the detailed planning application are matters which can be resolved by the submission of an alternative scheme. Therefore there is no conclusive evidence to justify the suggestion that this allocated housing site with its original capacity figure of 25 units will not be delivered in the remaining 10 years of the 	n/a

							plan period. ●SA3/1 Fleetwood Dock and Marina. The council is working closely with the landowners of this site to facilitate the development of the industrial/ commercial and residential elements and stakeholder responses have been received in previous years. The landowners have been successful in obtaining grant funding and development has commenced on site for new food processing units and enabling infrastructure (for residential development) which will allow for the relocation of existing operators on the site. This will then release the land which will be used for future housing. As the enabling development has commenced it is clear that this site will deliver housing in accordance with the housing trajectory and within the plan period. Accordingly there is no justification to remove 120 units from the land supply figures.	
0008/P/003/GC continued	Andrea Fortune - Kingswood Homes	Chapter 9 Site Allocations	No	Not positively prepared; justified or consistency with national policy. See summary of representation	<ul style="list-style-type: none"> ● SA1/14 West of Cockerham Road; expected yield: 260; observations: Taylor Wimpey submitted a full application in 2020 for 88 dwellings on part of the allocation, however LCC objected to the site coming forward in isolation from the other parcels within the allocation as this may allow for opportunities of vehicle connections to be missed and sustainable transport connections. The area subject to this application is an isolated and irregular shape that is poorly connected to the existing settlement which is not comprehensive planning. Kingswood Homes have reviewed the adjacent landownership parcels ((LAN214501 and LA618949), LA928331, and LA776045). The Title Registers attached to each of these ownerships do not show that a developer or promoter has a position on the site, whilst there are also a number of restrictive covenants, legal easements and rights of access across some of these parcels. Therefore there is not sufficient evidence available to suggest that this allocation will still come forward and it should be deallocated. revised yield: 0 ● SA1/6 Land south of Blackpool Road; expected yield 300; observations: Full permission was granted (along with outline consent for a primary school) for 202 dwellings in July 2021 across the majority of the site. The southern part of the site was subject to an outline application submitted by Baxter Homes in 2017 for 48 dwellings and was heard at Planning Committee in August 2021 and recommended for approval. Blackpool Council submitted an outline application for 330 dwellings on the undeveloped land to the west of the allocation but this was refused due to the impacts upon the highway network; Revised yield: 250. 	n/a	<ul style="list-style-type: none"> ●SA1/14 West of Cockerham Road, Garstang Stakeholder responses have been received in previous years regarding this site and in 2021 responses were received from all but one landowner. The responses all clearly indicated that work is still progressing to prepare a masterplan to ensure a comprehensive development and assist with resolving issues on site. There is clear commitment to developing the site from all the landowners/developer, which includes a national house builder and a pending planning application. Consequently there is no justification for deallocation of the site and the removal of 260 units. ● SA1/6 Land south of Blackpool Road, Kingswood Homes do not provide any specific justification for the removal of 50 units from the land supply. The council has made the assumption it relates to a site capacity figure based on planning permission granted to one developer for 202 dwellings and a committee resolution to approve a scheme for up to 48 dwellings by a different developer. There is however a further full planning application pending for 42 dwellings on part of the remaining allocated land by a third developer and a parcel of land which has not yet been the subject of a planning application. The Blackpool Council site referred to is not included within the SA1/6 housing allocation. Stakeholder responses have been received from some, or all, of the three developers involved with the site, in 2019, 2020 and 2021. The responses indicate their commitment to developing the site. A response was also received in 2021 from one of the landowners of a small area of remaining land, indicating their commitment to its future development. The "Land south of Blackpool Road Masterplan", to ensure comprehensive development of the site, has been approved and construction has commenced on the 202 dwelling scheme. On that basis the council is confident for full delivery of 300 units within the plan period and considers there is no justification to remove 50 units from the land supply. 	n/a

0008/P/003/GC continued	Andrea Fortune - Kingswood Homes	Chapter 9 Site Allocations	No	Not positively prepared; justified or consistency with national policy. See summary of representation	<ul style="list-style-type: none"> SA1/3 Land between Fleetwood Road North and Pheasant Wood, Thornton; expected yield 153; observations: Although the site is owned by Wyre Borough Council, no application has been submitted for residential development despite being allocated for residential development since the adoption of the Local Plan, therefore this site should not be relied upon to deliver housing in the remaining plan period as it is clear there are technical constraints. The 2017 SHLAA highlights a number of these issues such as an agricultural tenancy, proximity to the Fleetwood Farm Fields BHS and the presence of a former tip on the northern quarry. Revised yield:0 	n/a	<ul style="list-style-type: none"> SA1/3 Land between Fleetwood Road North and Pheasant Wood, Thornton. Wyre Council own this land and has a clear objective to dispose of the site, which is supported by Cabinet approval for the land to be appropriated for planning purposes. It is not the intention of the council to submit a planning application on the site, it will be left for the future landowner / developer to undertake that task. The council can confidently state it is working towards disposing of the land with the expectation it will be developed before the end of the plan period. It is acknowledged that there are some development constraints, as with most land, but nothing that would prevent its development before 2031. Accordingly there is no justification to delete 153 units from the housing supply figures. 	n/a
0011/P/007/GC	NPL Group (UK) Ltd c/o Phil Robinson, Pegasus Group	Chapter 9 Site Allocations	n/a	n/a	Insufficient site allocations to meet Wyre's emerging housing requirement.	n/a	<ul style="list-style-type: none"> The housing requirement as part of this partial review is not the same as delivery. The housing requirement does not change delivery as part of this partial review. The partial review results in a position with a significant flexibility in supply, which does not constrain delivery. Over the Plan period, there is a housing requirement of 7,232. This is based upon 460 net additional dpa (Adopted Local Plan) between 2011-2019 and 296 net additional dpa (Standard Method) between 2019-2031. The Partial Review does not make any revisions to the existing housing land supply. As set out in the Implementation of Policy LPR1 Background Paper §6.1, there is a projected housing delivery of 9,423 dwellings over the Plan period, exceeding the housing requirement of 7,232 by 2,191 dwellings. This demonstrates there is sufficient supply to meet the housing requirement, with a significant additional flexibility over the Plan period. Therefore, there is no need for additional allocations to meet the identified housing requirement. 	n/a

0012/P/007/GC	Story Homes c/o Dan Mitchell, Barton Willmore LLP	Chapter 9 Site Allocations	No	Not positively prepared; justified or consistency with national policy. See summary of representation	<ul style="list-style-type: none"> Referring the LPR1 background paper and high level assessment of the delivery of existing allocated sites, with the council concluding that due to the lower housing requirement, the council has enough land to meet identified needs. It is noted a number of allocations have no permission and there is no information on delivery of completions for each site. This provides a incomplete picture. Number of consents are beyond the standard 3 year time period and there is no information on completions on each site, housing trajectory could be overestimating likely delivery. Local Plan not currently delivering market and affordable housing needs. Reducing growth will exasperate this problem. Council should review housing strategy and make new allocations. (council accepts this is not normally recorded until a whole site is finished). 	n/a	Appendix 6 to The Implementation of Policy LPR1 Background Paper was included to understand if the site allocations would be likely to continue to deliver the number of units envisaged when the Local Plan was prepared, by considering the total capacity figures of approved and pending applications for each site. Accordingly the final capacity of each site can only be determined once the site is fully complete as there is always the potential for developers to submit further planning applications to increase/decrease housing numbers at any point in time prior to and during construction. A number of the consents listed are beyond the three year time limit but they either relate to sites which are already under construction or to provide a better overview of the planning history of the site. The additional evidence contained in the Housing Implementation Strategy (HIS) Partial Review Report (November 2021), which was also included in the Regulation 19 consultation, sets out more detailed information on all housing sites with extant permission including completion figures and estimated delivery over the plan period. Delivery figures in the HIS are based on stakeholder engagement which was undertaken in 2017, 2019, 2020 as well as in Spring/Summer 2021. The responses received fed directly in to the housing trajectory. With reference to the sites allocated for housing in the Local Plan, stakeholder responses were received relating to 23 sites, no response was received on five sites and three site stakeholders were not contacted as the land was either fully developed or over half complete. Having had direct engagement with those who have the most ability to impact upon the delivery of their sites, the council is confident that the delivery figures included in the HIS are robust and realistic.	n/a
0015/P/001/GC	Taylor Wimpey co Tamara Ettenfield, Lichfields	Chapter 9 Site Allocations	No	Not considered to be justified, it is not positively prepared or consistent with national policy. As such, this Partial Review needs to re- consider meeting the adopted housing requirement in full taking into consideration current and future demographic trends, market	<ul style="list-style-type: none"> Support site allocation SA1/14. Taylor Wimpey submitted planning application and currently pending. No technical or environmental constraints preventing delivery. Will significantly contribute to meeting the boroughs market and affordable housing. Wyre not currently meeting full OAN, imperative that adequate support is provided to enable the delivery of sustainable and viable allocation. 	n/a	<ul style="list-style-type: none"> Noted. There is a planning application pending for 88 dwellings on part of Site Allocation SA1/14 - West of Cockerham Road, Garstang which is allocated for a total of 260 dwelling. The key development consideration (1) requires the site "..... to be brought forward in line with a masterplan to be produced covering the whole allocation....". The councils role is to facilitate the process. A landowner group has been established and work on preparing a draft masterplan is underway. The housing requirement as part of this partial review is not the same as delivery. The housing requirement does not change delivery as part of this partial review. The partial review results in a position with a significant flexibility in supply, which does not constrain delivery. Over the Plan period, there is a housing requirement of 7,232. This is based upon 460 net additional dpa (Adopted Local Plan) between 2011-2019 and 296 net additional dpa (Standard Method) between 2019-2031. The Partial Review does not make any revisions to the existing housing land supply. As set out in the Implementation of Policy LPR1 Background Paper §6.1, there is a projected housing 	n/a

				signals and Wyre specific constraints; and provide updated evidence (update to the SHMA) to support this.			delivery of 9,423 dwellings over the Plan period, exceeding the housing requirement of 7,232 by 2,191 dwellings. This demonstrates there is sufficient supply to meet the housing requirement, with a significant additional flexibility over the Plan period. Therefore, there is no need for additional allocations to meet the identified housing requirement.	
0015/P/008/GC	Taylor Wimpey co Tamara Ettenfield, Lichfields	Chapter 9 Site Allocations	No	n/a	<ul style="list-style-type: none"> ● Acknowledge that revisions to allocations are not considered within the scope of the Partial Review. ● Expect the council to review strategies for increasing allocations to meet its housing requirement. ● Review potential spatial distribution strategies. ● Expect council to fully support existing allocations and encourage them to be brought forward within Plan period. 	n/a	<ul style="list-style-type: none"> ● Noted. ● The scope of the partial review is clearly and specifically established by policy LPR1. A review of the development strategy falls outside the scope. ● The Partial Review does not make any revisions to the existing housing land supply. As set out in the Implementation of Policy LPR1 Background Paper §6.1, there is a projected housing delivery of 9,423 dwellings over the Plan period, exceeding the housing requirement of 7,232 by 2,191 dwellings. This demonstrates there is sufficient supply to meet the housing requirement, with a significant flexibility in supply over the Plan period. Therefore, there is no need for additional allocations to meet the identified housing requirement. ● The council supports the delivery of the Local Plan allocations where they accord with the Local Plan. 	n/a

0020/P/002/GC	Matthew Symons, Hollins Strategic Land	Chapter 9 Site Allocations	n/a	n/a	<p>It is acknowledged that the Council does not intend to de-allocate housing sites via the PR and that it states only two of its allocations do not have planning permissions in place. That does not tell the entire story with some allocations having large portions that do not have permissions in place. Moreover, this does not provide sufficient reasoning to warrant such a significant reduction in the housing requirement. The allocations may not deliver as intended, even those with planning permission. Indeed, they have been slow to deliver to date.</p>	n/a	<ul style="list-style-type: none"> ● Appendix 6 to The Implementation of Policy LPR1 Background Paper was included to understand if the site allocations would be likely to continue to deliver the number of units envisaged when the Local Plan was prepared, by considering the total capacity figures of approved and pending applications for each site. Even though the final capacity of each site can only be determined once the site is fully complete the sense check undertaken clearly indicates that, currently, the allocated housing sites are expected to deliver at least the required housing numbers. Consideration of pending planning applications is also relevant in this process as it indicates interest in the land and potential future delivery both of which are important factors in preparing the housing trajectory. Whilst the appendix also shows that only two allocations have not been the subject of a planning application yet, the majority of the remaining sites are wholly or mostly covered by either approved or pending planning applications. Mid way in to the plan period this is not considered to be an issue. In terms of delivery, sites are coming forward and delivering with different timelines and rates depending on the size, location and development issues on each individual site, this is not unusual. The range allows for a spread of completions over the whole plan period. As at January 2022 of the 31 housing allocations, three are fully complete, 17 are under construction of which 12 are between approximately 50% complete and fully complete, and 11 sites have yet to start. Seven sites commenced construction within one year of the Publication Draft Wyre Local Plan being published (September 2017). This does not appear to indicate slow delivery. ● The housing requirement as part of this partial review is not the same as delivery. The housing requirement does not change delivery as part of this partial review. The partial review results in a position with a significant flexibility in supply, which does not constrain delivery. Over the Plan period, there is a housing requirement of 7,232. This is based upon 460 net additional dpa (Adopted Local Plan) between 2011-2019 and 296 net additional dpa (Standard Method) between 2019-2031. The Partial Review does not make any revisions to the existing housing land supply. As set out in the Implementation of Policy LPR1 Background Paper §6.1, there is a projected housing delivery of 9,423 dwellings over the Plan period, exceeding the housing requirement of 7,232 by 2,191 dwellings. This demonstrates there is sufficient supply to meet the housing requirement, with a significant additional flexibility over the Plan period. Therefore, there is no need for additional allocations to meet the identified housing requirement. 	n/a
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0008/P/004/GC	Andrea Fortune - Kingswood Homes	Chapter 9 Site Allocations Omission Site	n/a	n/a	<p>Omission site: Land West of Lancaster Road, Forton</p> <ul style="list-style-type: none"> ● An outline planning application (ref: 18/00418/OULMAJ) was submitted in April 2018 for up to 147 dwellings after the landowner encouraged to do so by the Council following its allocation as part of the Forton extension allocation for housing and employment development within the Draft Local Plan submitted to the Secretary of State. Following the submission of the outline application, the Inspector held hearing sessions on the Emerging Local Plan and published a post Hearing Advice note in July 2018. The note advised the Council to remove this site from the Forton extension allocation and include the site within the Area of Separation designation as part of the proposed modifications. The Council then consulted on the proposed modifications which included these recommendations in September 2018. ● Application then refused on 4 January 2019. ● Wyre Local Plan 2011-2031 then adopted 28 February 2019 with site designates as Open Countryside and in Strategic Area of Separation ● Site should be allocated: suitable, available, achievable. Detailed commentary provided to justify. 	Inclusion of omission site: Land West of Lancaster Road, Forton.	<ul style="list-style-type: none"> ● Noted. The Partial Review retains all existing site allocations in the adopted Local Plan that were found sound by the Planning Inspector. ● This omission site was considered by the Planning Inspector for the Local Plan examination. In the Report on the Examination of the Wyre Local Plan, the Planning Inspector concluded at §183-190, that the parcels to the south and east of Sunnybank Nurseries should be deleted. ● The housing requirement as part of this partial review is not the same as delivery. The housing requirement does not change delivery as part of this partial review. The partial review results in a position with a significant flexibility in supply, which does not constrain delivery. Over the Plan period, there is a housing requirement of 7,232. This is based upon 460 net additional dpa (Adopted Local Plan) between 2011-2019 and 296 net additional dpa (Standard Method) between 2019-2031. The Partial Review does not make any revisions to the existing housing land supply. As set out in the Implementation of Policy LPR1 Background Paper §6.1, there is a projected housing delivery of 9,423 dwellings over the Plan period, exceeding the housing requirement of 7,232 by 2,191 dwellings. This demonstrates there is sufficient supply to meet the housing requirement, with a significant additional flexibility over the Plan period. Therefore, there is no need for additional allocations to meet the identified housing requirement. 	n/a
0016/P/001/GC	Wainhomes co Stephen Harris, Emery Planning	Chapter 10 LPR1 Wyre Local Plan Review	No	Not positively prepared; justified or consistency with national policy. See summary of representation	<ul style="list-style-type: none"> ● Referring to the Inspectors report §68-73 & 78 that further local and strategic highway network work required to meet full OAN. The partial review has the objective of meeting the OAN within the Plan period. ● Purpose of partial review is not to prepare an alternative lower housing requirement which is not an OAN i.e. standard method proposed by this Partial Review. ● Partial review should be meeting OAN. Additional sites should be allocated as required by LPR1 criterion 3. 	n/a	<ul style="list-style-type: none"> ● The scope of the Local Plan Partial Review is narrow, with the terms clearly and specifically established by Policy LPR1. The requirement of Policy LPR1 is to meet in full the housing OAN. It is within this context that a review of transport and highway evidence has been undertaken. As set out in the Implementation of Policy LPR1 Background Paper §4.4, the approach to Policy LPR1 is to firstly review housing need and then to carry out a review of transport and highways constraints for the purpose of ascertaining whether that OAN could be met in Wyre. As the updated housing requirement is a lower figure than the adopted figure of 460dpa and the housing requirement can be met within the existing highway network, a review of the transport and highway evidence is therefore not required for this Partial Review. The three transport highway authorities support this position. ● The scope of the partial review is clearly and specifically established by Policy LPR1. Criterion 1 requires an update to the OAHN. Due to the changes in terminology within revised guidance, reference to OAHN should be read as housing requirement. The NPPF 21 §61 requires that 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”. The Implementation of Policy LPR1 Background Paper has undertaken the local housing need assessment using the standard method. ● The housing requirement as part of this partial review is 	n/a

							not the same as delivery. The housing requirement does not change delivery as part of this partial review. The partial review results in a position with a significant flexibility in supply, which does not constrain delivery. Over the Plan period, there is a housing requirement of 7,232. This is based upon 460 net additional dpa (Adopted Local Plan) between 2011-2019 and 296 net additional dpa (Standard Method) between 2019-2031. The Partial Review does not make any revisions to the existing housing land supply. As set out in the Implementation of Policy LPR1 Background Paper §6.1, there is a projected housing delivery of 9,423 dwellings over the Plan period, exceeding the housing requirement of 7,232 by 2,191 dwellings. This demonstrates there is sufficient supply to meet the housing requirement, with a significant additional flexibility over the Plan period. Therefore, there is no need for additional allocations to meet the identified housing requirement.	
0019/P/003/GC	Rodger Brook	Appendix A (new)	n/a	n/a	I have noted the Revisions to the text and the list of superseded polices on page 56.	The word “superseded” in column two requires correction.	Noted. Minor modification proposed to correct typo.	P/M/04
0022/P/011/GC	Mark Evans, Fylde Council	Appendix A (new)	n/a	n/a	Appendix A has been added to indicate policies superseded by the Partial Review, as was required as a main modification by Fylde’s Partial Review Inspector; however, policy LPR1, which is included within the list of such policies in the introductory section of the Schedule of Revisions document, has been omitted from the table in Appendix A. It is suggested that it should be included and indicated as deleted, no longer required, perhaps with some brief explanation e.g. has been addressed through the Partial Review of the Wyre Local Plan.	Add LPR1 into Appendix A and indicate it is deleted.	Noted. Minor modification proposed to correct typo.	P/M/04

Table 7 - Summary of Representations on the Sustainability Appraisal (D)

Unique Ref	Name	SA Ref	SA - Summary of Representation	Response
0001/P/002/D	Warren Hilton - National Highways	n/a	No comment.	Noted.
0007/P/005/D	Alexander Hazel - Environment Agency	n/a	Satisfied that the SA has been updated to take account of our previous comments, which includes referencing measurable Biodiversity Net Gain (BNG).	Noted.
0018/P/001/D	Marcus Hudson, Lancashire County Council	n/a	Historic Environment Record Team would normally expect the SA to mention: <ul style="list-style-type: none"> • Historic Environment Record (HER) being the source for information on both designated and non-designated heritage assets (as most archaeological sites fall within this designation). • That developers will therefore be expected to consult the HER when compiling assessments of the impact of their proposals on the historic environment. • That copies of all reports (whether they cover built structures or below-ground remains) need to be submitted to the HER. 	<ul style="list-style-type: none"> • Noted. • The sustainability baseline and key issues section within the SA report includes a Cultural Heritage sub-section (page 166). This provides high level baseline data with reference to both designated and non-designated heritage assets. There is no requirement to include reference to all sources of data and it is not the role of the SA to require developers to consult HER or submit reports to the HER when compiling assessments.
0022/P/012/D	Mark Evans, Fylde Council	SA Reasonable Alternative Option	The Sustainability Appraisal accompanying the Partial Review does not make any assessment of the reduction of the housing number as a reasonable alternative and the relative sustainability of lowering the housing number. It will be more sustainable to meet Wyre's housing needs in Wyre, and it is considered that this should have been assessed in the sustainability appraisal.	<ul style="list-style-type: none"> • This response appears to have confused two housing matters: (1) the unmet need in the adopted Local Plan (380 dwellings over the Plan period); and (2) the housing requirement in the adopted Local Plan (460dpa) and the housing requirement (derived from the standard method) proposed by the partial review (296dpa). • In relation to matter (1). The adopted Wyre Local Plan objectively assessed need (OAN) is 479 dpa and the housing requirement is 460dpa, this created an unmet need of 380 dwellings over the Plan period (2011-2031). The Sustainability Appraisal Addendum (of the Main Modifications) considered the consequences with an assessment of the proposed approach (464dpa) and the assessment of the OAN (479dpa) as a reasonable alternative. The consequences of this unmet need have therefore already been considered as part of the SA process for the now adopted Local Plan. <i>(Please note, the SA Addendum assessed 464dpa, this is because the Planning Inspector made some further amendments to the main modifications which lowered the housing requirement to 460dpa following the SA assessment. The Inspector's report concluded at §4 that this revision does not undermine the SA that has been undertaken).</i> • The partial review has considered the matters contained in Policy LPR1 and concluded that the standard method is to be used for determining the level of housing need. Application of the standard method produces a housing need of 296 dwellings p.a. (net). • Based on a housing need of 460 dwellings p.a. 2011-2019 and 296 dwellings p.a. 2019-2031, the total Plan housing requirement is 7,232 dwellings 2011-2031. The Partial Review identifies a total housing land supply of 9,423 dwellings. If this position is accepted by the Local Plan Inspector, Wyre council can meet its housing needs in full through the Partial Review. On this basis, there is no unmet need in Wyre that falls to be considered by neighbouring local authorities. • In relation to matter (2), it is assumed that the response is in relation to an assessment of 460dpa (adopted Local Plan) and 296dpa (proposed by partial review). The proposed revision of 296dpa in the partial review does not create unmet need in Wyre and has no consequences for the Fylde Coast Housing Market Area (Blackpool, Fylde and Wyre). Therefore, Wyre's housing needs will be met in Wyre by this partial review.

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				<ul style="list-style-type: none"> The SA of the partial review has considered the need for an assessment of reasonable alternative (§3.3.1) and concludes there are no reasonable alternative options to the local housing need of 296dpa, due to no exceptional circumstances to justify an alternative approach over standard method. An assessment of the current adopted housing requirement is not a reasonable alternative option for the partial review. The adopted housing requirement is based upon an assessment produced prior to the introduction of the new approach, and subsequent revisions to national planning policy and guidance.
0023/P/002/D	Amy Kennedy, Natural England	n/a	Concur with the conclusions of the Sustainability Appraisal Report.	Noted.

Wyre Local Plan Partial Review (2011-2031)
- Publication (Reg 19)
STATEMENT OF CONSULTATION - Annex 2
RESPONSES TO THE PUBLICATION DRAFT 2021

Table 8 - Summary of Representations on the Habitat Regulation Assessment (E)

Unique Ref	Name	HRA ref	Summary of Representation	Response
0023/P/003/E	Amy Kennedy, Natural England	n/a	Concur with the conclusions of the HRA Screening Report.	Noted.

Table 9 - Summary of Representations on the Evidence Base (F)

Unique Ref	Name	Document	Summary of Representation	Response
0009/P/001/F	Development Consortium c/o Cushman & Wakefield	Viability Appraisal	<p>A number of detailed comments have been made about the conduct of the Local Plan Viability Assessment (LPVA 2021) - its methodology and outcomes. A summary of the headline key points follows (please see the original representation for the full range of issues raised):</p> <ul style="list-style-type: none"> • The LPVA 2021 takes a short-cut approach that does not meet the requirements of the National Policy Framework, National Planning Practice or professional guidance; • The cumulative local and national policy burden is not demonstrated to lead to viable and deliverable development; • Disagree that the viability position has improved over that reported in the viability appraisal that supported the now adopted Wyre Local Plan (LPVA 2017); • The LPVA 2021 is not a proper update of the LPVA 2017 produced to support the now adopted Wyre Local Plan but is a high-level indexation review only with concerns raised about the appropriateness of data sources used, the time elapsed since the LPVA 2017 and changing economic and market conditions; • New national policy requirements relating to energy efficiency (Part L) and biodiversity net gain are excluded from the testing and as such the costs are not factored into the analysis; • No up-to-date review of recent S106 Agreements in Wyre to assess whether the previously assumed (LPVA 2017) S106 contributions of £1,200 per plot remains appropriate. Recent evidence suggests that the allowance is insufficient, particularly for larger sites; • Previous LPVA 2017 assumptions regarding the implementation of accessibility standard M4(3) are too low; • Insufficient evidence for site residential typologies, housing mix and unit size assumptions. The LPVA 2021 does not review up-to-date consented local new build evidence to sense check the previous LPVA 2017 assumptions; 	<ul style="list-style-type: none"> • Wyre council is undertaking a partial review of the local plan and the evidence base produced in support of this is proportionate to this end. The Partial Review proposes limited policy changes and none that have a negative impact on the ability of the Plan to deliver development. Indeed, CW agree with conclusions of the FVA that the policy changes proposed under the partial review do not appear to materially impact on the viability inputs or result in any new development costs which need to be factored into the viability testing. The CW response does not claim that the revisions proposed through the Partial Review are unsound as a result of viability matters. • The council has launched a Local Plan Full Review, through a regulation 18 scoping exercise. The evidence base supporting the new local plan will include a new viability assessment. This viability assessment will include a full update and review of all costs and values for new development in the Borough. This will include analysis of all new build sales prices, affordable housing transfer prices and relevant land transactions. The new FVA will also establish an appropriate basis on which to assess build cost having regard to local market evidence. The new FVA will also assess and test the viability of all national standards such as Part L and biodiversity net gain alongside the policies and proposed allocations contained in the emerging new local plan. • The approach adopted in the FVAR is to consider typical market signals in terms of house prices based on Land Registry average prices for Wyre together with build cost changes based on the tender price index (TPI). A comparison of the two then allows conclusions to be reached about the extent to which market changes based on these measures may signal that there has been a change to the viability position previously reported in the FVA2017. This is considered to be a reasonable and proportionate approach given the limited extent of the partial review. • Market signals also take the form of evidence of actual delivery. In terms of market signals the delivery of new housing and in particular affordable housing has also been taken into consideration to identify whether issues arising from plan viability may be undermining the deliverability of the plan. There is no evidence that this is the case.

0009/P/001/F continued	Development Consortium c/o Cushman & Wakefield	Viability Appraisal	<ul style="list-style-type: none"> ● Information on house price indexation/market housing sales values over-relies on land registry data that is impacted by the effects of COVID-19 pandemic and as such is not a reliable data-set on its own, does not necessarily reflect values on the ground and therefore overstates viability; ● Affordable housing transfer values are overstated and insufficiently evidenced with no up-to-date consultation with local registered providers to sense check previous LPVA 2017 assumptions; ● Assumed build cost inflation is too low and not reflective of more recent cost inflation; ● Not clear that the previously adopted build cost database (LPVA 2017) was “reflective of local market conditions” and whether it was suitably robust for the purposes of the testing. Lack of transparency regarding the data used. The LPVA 2017 has a flawed approach to the application of build costs associated with generic house type typologies; ● Abnormal cost assumptions for the brownfield typologies are below a reasonable allowance, whilst a nil abnormal allowance for greenfield sites does not reflect market realities; ● Insufficient evidence base for the assumed existing use values, including lack of up-to-date local market transactional evidence. Insufficient evidence base for the assumed landowner premiums. No local market land transactional evidence provided to assess whether there has been any change in residential land values in the local market and to sense-check LPVA 2017 assumptions; ● Agree that local policy changes do not appear to materially impact on viability inputs or result in any new development costs that need to be factored into viability testing. 	<ul style="list-style-type: none"> ● As noted at para 4.5 of the FVAR there are only two allocations providing just under 273 units from the 5,192 allocated in the plan that do not benefit either wholly or in part from planning permission or have pending planning applications. Applications continue to come forward on allocated sites and the council continues to work positively with potential applicants. There is no evidence that Wyre Local Plan requirements, including the requirement for affordable housing, are impacting on the delivery of the plan. ● Another indicator of plan viability is the extent of application specific FVAs that have been submitted with planning applications. Very few application specific FVAs have been submitted in relation to either the allocations or other sites within Wyre. In these cases viability issues arose as a result of either the extent of abnormal costs or the form of development proposed (i.e. bungalows or apartments) or a combination of both factors. Policy SP6 Viability is specifically written to provide flexibility in the application of Local Plan policy requirements where there are justifiable and evidenced viability concerns expressed by an applicant. The evidence is clear that this policy is working exactly as intended and that the Local Plan is drafted in a way that can accommodate site-specific viability concerns. ● CW make comments regarding the adopted Local Plan Viability Assessment. It is noted that at Publication stage, only two responses were received that concerned the FVA. The comments raised by the respondents were addressed. No comments were raised in relation to the construction costs or the cost database that informed the construction costs either before or during the examination hearings. No issues were raised by the Inspector. The Plan was found sound with the FVAS as part of the supporting evidence base. ● The approach used to establish any change to the viability position is the same as that adopted for the recent partial review of the Fylde Local Plan. This has been subject to examination and has been adopted. No issues were raised through the consultation or examination process regarding the partial review Viability Assessment
Page 395 0022/P/014/F	Mark Evans, Fylde Council	LPR1 Background Paper	<ul style="list-style-type: none"> ● Table 1 makes the calculation as a figure for 2021. However, in §3.6 it is noted that the proposed housing requirement should change as of 2019. The reason given in §3.7 is to ensure consistency with Fylde Council. This approach is not consistent with Fylde Council, as Fylde commenced the amended housing requirement from the same year as the standard method calculation was made (the most recent figure when the Housing Need and Requirement Background Paper 2019 was written). For consistency with Fylde, either the 2019 standard method figure should be calculated and used, or the new housing requirement should commence from 2021 rather than backdating it. As it is, the housing requirement for the period 2019-21 is not based on a calculation of housing need for that period. ● Section 2 and 3 make no reference to assessed housing need figure for 2011-2019 of 479, or the difference between 460. This does not address the shortfall for that period, which is the reason for inclusion of Policy LPR1. It does not address how the identified shortfall (152 dwellings 2011-2019, or 190 dwellings if rebased to 2021) will be provided for. Fylde Council has made provision for 380 dwellings in its Partial Review to meet the unmet need in Wyre Local Plan 2011-2031. The background paper should acknowledge this, and should consider whether the shortfall could and should be met instead within Wyre borough, given the headroom supply. ● §8.3 is misleading, Fylde Council were progressing their Partial Review in line with §212 NPPF19. Wyre Council advised Fylde Council that their Partial Review had been paused. Fylde’s Inspector letter states "It is clear that the local plan review processes have not been aligned to assist this". Alignment would have meant Fylde Council delaying the Partial Review of its adopted plan, in conflict with the requirements of NPPF19. §8.3 should be rephrased to quote precisely why Fylde's Inspectors Letter of 30 April 2021. 	<ul style="list-style-type: none"> ● The NPPF 2021 requires the minimum number of homes to be informed by a local housing need assessment, conducted using the standard method in national planning guidance. ● The PPG Housing and Economic Needs Assessment 008 (Reference ID:2a-008-20190220) requires planning authorities to calculate their local housing need figure at the start of the plan-making process. Wyre Council formally commenced its partial review in February 2020, within the monitoring year 21019/20. Therefore, it is appropriate for the standard method calculation to be used from 2019 onwards. ● The PPG goes on to state that the need figure generated using the standard method may change as the inputs are variable and should be taken into consideration. It is therefore appropriate to use the standard method calculations from 2021 to take account of the most up to date calculations and back date this to the commencement date of the partial review. This approach is consistent with the NPPF and PPG. ● the Fylde Coast (Blackpool, Fylde and Wyre) is a single housing market area. Backdating the calculation also aligns with Fylde Council using Standard Method from 2019. ● The background paper currently includes cross reference to Fylde Council's Local Plan Partial Review: Inspectors Post Hearing letter to Fylde Council. ● The partial review has considered the matters contained in Policy LPR1 and concluded that the standard method is to be used for determining the level of housing need. Application of the standard method produces a housing need of 296 dwellings p.a. (net). ● Based on a housing need of 460 dwellings p.a. 2011-2019 and 296 dwellings p.a. 2019-203, the total Plan housing requirement is 7,232 dwellings 2011-2031. The Partial Review identifies a total housing land supply of 9,423 dwellings. If this position is accepted by the Local Plan Inspector, Wyre council can meet its housing needs in full through the Partial Review. On this basis, there is no unmet need in Wyre that falls to be considered by neighbouring local authorities.

0022/P/015/F	Mark Evans, Fylde Council	Housing Implementation Strategy (HIS) Partial Review	At the time of writing this response Fylde has adopted the Fylde Local Plan to 2032 (incorporating Partial Review) which provides for the currently unmet housing need identified in the current version of the Wyre Local Plan (380 dwellings). This should be acknowledged when this document is updated to a base date of 31st March 2022.	Noted.
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Table 10 Responses on appearance at the sitting session of the Public Examination

*** and DNC indicates that the representor does not wish to be contacted further about the local plan.**

Personal ID	Name	Organisation	Agent	Wish to appear? Y,N,N/S	DNC?
0001	Warren Hilton	National Highways	n/a	Not stated	n/a
0002	Deb Roberts	The Coal Authority	n/a	DNC	DNC
0003	Robert Cooke	n/a	n/a	No	n/a
0004	Benjamin Rogers	Lead Local Flood Authority	n/a	Not Stated	n/a
0005	Ari Akinyemi	NHS Property Services	n/a	Not Stated	n/a
0006	John Hallas	Claughton-on-Brock Parish Council	n/a	Not Stated	n/a
0007	Alexander Hazel	Environment Agency	n/a	Not Stated	n/a
0008	Andrea Fortune	Kingswood Homes	n/a	Not Stated	n/a
0009	Derek Nesbitt	Cushman and Wakefield (on behalf of - Story Homes, Oakmere Homes, Persimmon Homes, Eric Wright Group, McDermott Homes, Wainhomes and Rowland Homes)	n/a	Not Stated	n/a
0010	Joanne Harding	Home Builders Federation (HBF)	n/a	Yes	n/a
0011	c/o agent	NPL Group (UK) Ltd	Phil Robinson, Pegasus Group	Yes	n/a
0012	c/o agent	Story Homes	Dan Mitchell, Barton Willmore LLP	Yes	n/a
0013	c/o agent	Ministry of Defence	Chris Waldron, Defence Infrastructure Organisation	Not Stated	n/a
0014	Sharron Wilkinson	Sport England	n/a	Not Stated	n/a
0015	c/o agent	Taylor Wimpey	Tamara Ettenfield, Lichfields	Not Stated	n/a
0016	c/o agent	Wainhomes	Stephen Harris, Emery Planning	Yes	n/a
0017	Josh Plant	Gladman Developments	n/a	Yes	n/a
0018	Marcus Hudson	Lancashire County Council	n/a	Not Stated	n/a
0019	Roger Brooks	Garstang Town Council	n/a	Not Stated	n/a
0020	Matthew Symons	Hollins Strategic Land	n/a	Not Stated	n/a
0021	Jackie Copley	CPRE	n/a	Not Stated	n/a
0022	Mark Evans	Fylde Council	n/a	Not Stated	n/a
0023	Amy Kennedy	Natural England	n/a	No	n/a
0024	Hannah Jones	Homes England	n/a	Not Stated	n/a

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Report of:	Meeting	Date
Councillor David Henderson, Leader of the Council and Garry Payne, Chief Executive	Council	14 April 2022

Constitution (Scheme of Delegation) Amendments

1. Purpose of report

1.1 To enable changes to be made to the Council's Constitution.

2. Outcomes

2.1 More up to date and effective governance arrangements.

3. Recommendation

3.1 That Part 7.02 (Scheme of Delegation) of the Council's Constitution be amended to reflect several changes to the current Executive and Non-Executive officer delegations.

4. Background

4.1 The Local Government Act 2000 requires all local councils to have a written Constitution. Most still very closely follow a national model drawn up when the 2000 Act was implemented. Reports are submitted by the Chief Executive on a regular basis to enable the Council to approve changes to the Constitution to take account of new legislation, changes to functions, structures, roles, responsibilities or procedures.

5. Key issues and proposals

5.1 The following changes are proposed to Part 7.02 – Scheme of Delegation:

Scheme of Delegations to Officers

5.1.1 An all-encompassing paragraph has been added to the Scheme to align the powers set out in the Local Government Act 1972 that allows Local Authorities to do anything which is calculated to facilitate, or is conducive or incidental to the discharge of their functions.

Non-Executive Functions Delegated to the Chief Executive

- 5.1.2** To clarify that in consultation with the Head of Legal Services, the Chief Executive can make orders under s.91 of the Local Government Act 1972 (Para 1.7).

Executive and Non-Executive Functions Delegated to the Corporate Director Environment

- 5.1.3** Amended to refer to the Environment Act 2021 (Para 2i and 1e).

Executive Functions Delegated to the Corporate Director Resources (S151 Officer) and in their absence to the Head of Finance (Deputy S151 Officer)

- 5.1.4** The removal of the £2,000 compensation limit (per claim) in-line with the Local Government Act 2000 and the delegation from the Legal Services Manager (Para 16 and Para 4 (Executive Functions also delegated to the Legal Serviced Manager)).

Executive Functions Delegated to the Legal Services Manager

- 5.1.5** Amended to reflect the current practice regarding the signing and/or sealing of any documents on behalf of the Council including any agreement, contract, notice, demand, order or other document (Para 1.7).

Non-Executive Functions Delegated to the Legal Services Manager

- 5.1.6** Amended to reflect the current practice regarding the signing and/or sealing of any documents on behalf of the Council including any agreement, contract, notice, demand, order or other document (Para 1.8).
- 5.1.7** To clarify that in consultation with the Chief Executive, the Legal Services Manager can make orders under s.91 of the Local Government Act 1972 (Para 1.9).

Non-Executive Functions Delegated to the Head of Governance and Business Support

- 5.1.8** To remove the reference to the Council carrying out appeals. The Council holds hearings, not appeals (Para 4).

Non-Executive Functions Delegated to the Head of Planning Services

- 5.1.9** Amended to reflect the current practice and the powers in place in respect of breaches of planning control enforcement (Para 11).
- 5.1.10** Amended to reflect that it is an 'Authorities Monitoring Report' not an 'Annual Monitoring Report' (Para 29).

Executive Functions Delegated to the Head of Environmental Health and Community Safety

5.1.11 Amended to refer to the Environment Act 2021 (Para 1j).

Non-Executive Functions Delegated to the Head of Environmental Health and Community Safety

5.1.12 Amended to refer to the Environment Act 2021 (Para 1p).

Appendix to Paragraph 3 of the Executive Functions Delegated to the Head of Planning Services relating to Neighbourhood Planning

5.1.13 Minor changes have been made to this appendix to document current practices/decisions required.

5.2 A number of other minor amendments have also been made to the Scheme of Delegation. These have been 'track changed' throughout the document.

5.3 The proposed revised wording for Part 7.02 of the Constitution is attached at Appendix 1.

Financial and legal implications	
Finance	None arising directly from this report.
Legal	The Council is required to have an up to date Constitution, including Scheme of Delegation to ensure that all decisions are taken lawfully.

Other risks/implications: checklist

If there are significant implications arising from this report on any issues marked with a ✓ below, the report author will have consulted with the appropriate specialist officers on those implications and addressed them in the body of the report. There are no significant implications arising directly from this report, for those issues marked with a x.

risks/implications	✓ / x
community safety	x
equality and diversity	x
sustainability	x
health and safety	x

risks/implications	✓ / x
asset management	x
climate change	x
ICT	x
data protection	x

Processing Personal Data

In addition to considering data protection along with the other risks/ implications, the report author will need to decide if a 'privacy impact assessment (PIA)' is also required. If the decision(s) recommended in this report will result in the collection and processing of personal data for the first time (i.e. purchase of a new system, a new working arrangement with a third party) a PIA will need to have been completed and signed off by Data Protection Officer before the decision is taken in compliance with the Data Protection Act 2018.

report author	telephone no.	email	date
Joanne Billington, Head of Governance and Business Support	01253 887372	Joanne.billington@wyre.gov.uk	22/03/2022

List of background papers:		
name of document	date	where available for inspection
None		

List of appendices

Appendix 1 Part 7.02 of the Council's Constitution, Scheme of Delegation (with track changes).

Scheme of Delegations to Officers

Functions, matters, powers, authorisations, delegations, duties and responsibilities within this Scheme shall be construed in a broad and inclusive fashion and shall include the doing of anything which is calculated to facilitate or is conducive or incidental al to the discharge of anything specified.

All delegations to officers are subject to the following general conditions:

1. All decisions taken must comply with the Council's approved budget, the Policy Framework, the Financial Regulations and Financial Procedure Rules and all other elements of the Constitution.
2. In the absence of the Chief Executive the functions of the Chief Executive will be the responsibility of any of the Corporate Directors.
3. An officer to whom a function is delegated may authorise another officer to exercise that function, provided that the other officer reports to or is responsible to the officer in question.
4. In the absence of the relevant officer, the Chief Executive and Corporate Directors shall have power to act subject to any statutory limitations.
5. Reference to any enactment, regulation, order or byelaw shall include any amendment or re-enactment, whether or not with amendments.

Executive Functions Delegated to the Chief Executive

To discharge any executive function falling within the area of responsibility of the Chief Executive including, but not limited to, the functions set out in the paragraphs below.

1. To act as the head of paid service under section 4 of the Local Government and Housing Act 1989 and in this role:
 - (a) To exercise overall responsibility for corporate management and operational issues (including overall management responsibility for all staff);
 - (b) To give professional advice to all parties in the decision making process including the Council, Portfolio Holders, the Cabinet, Overview and Scrutiny and Regulatory Committees;
 - (c) Together with the Monitoring Officer, to be responsible for a system of record keeping for all the Authority's decisions;
 - (d) To represent the Authority on partnerships and external bodies as required by statute or by the Authority.
2. To carry out any function which is delegated to a Corporate Director or Head of Service subject to any limits or conditions attached to that delegation and statutory limitations.

3. To grant dispensations to Cabinet members prior to the taking of an executive decision in respect of which they have a conflict of interest pursuant to regulation 12 and 13 of The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012.
4. To cancel or alter the time or the date of any meeting.
5. To take action within the Council's powers in cases of emergency or disaster and after consultation with the Chief Financial Officer (or his or her nominee) to incur expenditure (the Leader to be notified as soon as reasonably possible after the expenditure is incurred).
6. To take action within the Council's powers in cases of the absence or incapacity of the designated decision taker or in the failure of the Council in any year to agree executive arrangements by the statutory deadline for the holding of the Council's annual meeting.
7. To allow face-to-face meetings to be replaced with remote or hybrid arrangements where legislation permits.
8. To provide the necessary authorisations in respect of surveillance in accordance with the Regulation of Investigatory Powers Act 2000 where confidential information is involved or where authorisation is sought for employment of a juvenile or vulnerable covert human intelligence source (CHIS).
9. To exercise powers under the Civil Contingencies Act 2004 concerning emergency planning and response arrangements and to appoint a deputy officer for such purposes.
10. To receive and respond to expressions of interest under the Community Right to Challenge under Part 5 Chapter 2 Localism Act 2011.

Non-Executive Functions Delegated to the Chief Executive

To discharge any non-executive function falling within the area of responsibility of the Chief Executive including, but not limited to, the functions set out in the paragraphs below.

1. To determine following consultation with the Chief Financial Officer, the early release of any employees, except the Corporate Directors, provided that the proposals are cost neutral to the Council over a specific period of time in accordance with the Council's Policy and the Council's External Auditors advice. (Proposals for the early release of the Chief Executive or any of the Corporate Directors must be considered by the full Council.)
2. To suspend a Corporate Director where their continued presence at work may prejudice an investigation or where there is a prima facie case of gross misconduct (the members of Cabinet to be notified as soon as possible after the action has been taken).
3. To approve changes to any document forming part of the Council's policy framework provided the proposed change:

- (a) Is prescribed by legislation or statutory instrument;
 - (b) Merely corrects a typographical error or errors; or
 - (c) Is of a minor nature i.e. the proposed change does not affect the substance of the document or change Council policy.
4. In respect of community governance reviews, to comply with the Council's duties and responsibilities under Chapter 3 Part 4 of the Local Government and Public Involvement in Health Act 2007.
 5. To act as Returning Officer for elections and as the Council's Electoral Registration Officer.
 6. As Returning Officer, to approve an annual increase in the fees and disbursements paid for Borough and Parish Elections.
 7. [In consultation with the Legal Services Manager to make orders under s.91 of the Local Government Act 1972.](#)

Executive Functions Delegated to the Corporate Directors

To discharge any executive function falling within the area of responsibility of the Corporate Directors including, but not limited to, the functions set out in the paragraphs below.

1. To engage, suspend, dismiss and deploy staff (in consultation with the officer responsible for strategic human resource issues) including:
 - (a) To review and amend the structure and staffing levels within approved budget provision;
 - (b) To fix commencing salaries for appointments and promotions as appropriate;
 - (c) To accelerate increments where specified levels of competence have been acquired;
 - (d) To re-grade posts in accordance with the Council's job evaluation scheme;
 - (e) To amend terms and conditions of employment;
 - (f) To deal with applications to take up outside appointments or engage in outside work for Officers at Grade 8 and above;
 - (g) To deal with applications for compassionate leave in excess of 10 days;
 - (h) To extend the time limit for lodging and travelling allowances up to 12 months in total;
 - (i) To deal with any matter relating to the payment of recruitment incentives within approved budget provision;

- (j) To take disciplinary action against staff.
- 2. To act as authorising officer for the purposes of the Regulation of Investigatory Powers Act 2000 and the Protection of Freedoms Act 2012.
- 3. Power to carry out surveillance which is / is not governed by the Regulation of Investigatory Powers Act 2000 subject to confirmation with the Legal services Manager and any member of the council's Corporate Management Team.
- 4. To make an application to a Justice of the Peace, in accordance with the Protection of Freedoms Act 2012, seeking an order approving the grant or renewal of a RIPA authorisation or notice and to represent the Council in making such an application.
- 5. In relation to the Property Investment Board, following their agreement (including the S.151 Officer), to approve investment in commercial properties up to £1,000,000 and funds permitting, in consultation with the Resources Portfolio Holder and to make recommendations for any commercial property investments over £1,000,000 to Cabinet.
- 6. To authorise appropriate staff to prosecute, defend or appear in the Magistrates Court, the county court, valuation panels and tribunals or other hearings.
- 7. To authorise injunctive proceedings.
- 8. To authenticate documents in connection with the exercise of executive functions.
- 9. To take proceedings for recovery of council owned land including forfeiture.
- 10. To waive fees and charges in exceptional circumstances.

Non-Executive Functions Delegated to the Corporate Directors

To discharge any non-executive function falling within the area of responsibility of the Corporate Directors including, but not limited to, the functions set out in the paragraphs below.

- 1. To determine following consultation with the Chief Financial Officer, the early release of any employees, except the Chief Executive and Corporate Directors, provided that the proposals are cost neutral to the Council over a specific period of time in accordance with the Council's Policy and the Council's External Auditors advice. (Proposals for the early release of the Chief Executive or any of the Corporate Directors must be considered by the full Council.)
- 2. Determination of appeals against cautions and dismissals in accordance with the Council's Disciplinary and Capability Procedures where there has been no previous involvement with the decision making process.
- 3. To sign/seal documents on behalf of the Council including any agreement, contract, notice, demand, order or other document.

4. To commence, defend, conduct, settle and appear in any legal proceedings to protect the Council's assets or interests or relating to the Council's functions.

Executive Functions Delegated to the Corporate Directors and all Heads of Service

To discharge any executive function falling within the area of responsibility of the Corporate Directors and all Heads of Service including, but not limited to, the functions set out in the paragraphs below.

1. To perform and/or carry out those functions of the Council within the relevant service area including:
 - (a) Incur, vary and discontinue expenditure;
 - (b) Manage the staffing, property, financial and other resources within their control;
 - (c) Procure works, goods and services, including accepting tenders subject to all necessary approvals being received. (Where other than the lowest price is accepted prior approval of the Chief Financial Officer is required);
 - (d) To sign contracts/agreements/demands/orders/notices or other documents on behalf of the Council;
 - (e) Dispose of surplus vehicles, plant, machinery or equipment in accordance with the Council's Financial Regulations and Financial Procedure Rules;
 - (f) Terminate contracts;
 - (g) Exercise virements within the limits set out in the Council's Financial Regulations and Financial Procedure Rules, namely, that virements of up to £5,000 be delegated to Corporate Directors and Heads of Service with virements of up to £20,000 requiring the approval of the Chief Financial Officer and with virements over £20,000 also requiring the approval of the Resources Portfolio Holder;
 - (h) Serve, receive and act upon notices, give or refuse consents, issue determinations, apply for permissions and make orders in the exercise of the Council's power and duties;
 - (i) Respond to consultations s from Government or other public bodies;
 - (j) Prepare bids for lottery and other external grant funding;
 - (k) Represent the Council on external bodies, partnerships or at other forums;
 - (l) Be responsible as client under the Construction (Design and Management) Regulations 2015 for all relevant projects undertaken by the Council within their service area.

2. To authorise any officer(s) under his/her control to exercise any of the functions delegated to him/her.
3. To deal with the following employment issues within their service area:
 - (a) Apply conditions of service;
 - (b) Make arrangements for staffing cover for a period of 24 weeks, including the appointment of temporary staff to cover periods of absence e.g. maternity, paternity, parental and adoption leave;
 - (c) To settle ex gratia payments in respect of loss or damage to the personal property of employees in consultation with the Council's Insurance Officer;
 - (d) Amend job descriptions of staff;
 - (e) Approve applications for leave of absence of up to 10 days in consultation with the officer responsible for strategic human resource issues;
 - (f) To approve overtime working within approved estimates;
 - (g) To approve acting up payments to officers undertaking additional responsibility associated with a higher graded post in consultation with the officer responsible for strategic human resource issues;
 - (h) To approve applications for job share where no additional financial burden falls on the Authority.
4. To alter normal opening hours in any buildings, premises or facilities owned or operated by the Council open to the public for specific events, public holidays or other urgent reasons.

Non-Executive Functions Delegated to the Corporate Directors and all Heads of Service

To discharge any non-executive function falling within the area of responsibility of the Corporate Directors and all Heads of Service including, but not limited to, the functions set out in the paragraphs below.

1. To designate attendance at meetings and events as approved duties for the purpose of eligibility for travel and subsistence allowance where such attendance is in connection with the discharge of the Council's functions, including its executive function.

Executive Functions Delegated to the Corporate Director Environment

To discharge any executive function falling within the area of responsibility of the Corporate Director Environment including, but not limited to, the functions set out in the paragraphs below.

1. The provision and management of the Council's Cemeteries under the Local Government Act 1972 and the Local Authorities Cemeteries Order 1977 as amended.
2. To exercise the powers conferred by the following legislation, and any regulations, orders, byelaws or other subsidiary legislation made thereunder and any enactments amending or replacing the same, and to appoint and authorise officers under any of the Statutes which fall within the remit of the Public Realm Operations Section, including appearance in court:
 - (a) Animal Boarding Establishments Act 1963;
 - (b) Anti-Social Behaviour Act 2003;
 - (c) Anti-Social Behaviour Crime and Policing Act 2014;
 - (d) Control of Pollution Act 1974;
 - (e) Dogs Act 1871;
 - (f) Dangerous Dogs Act 1991;
 - (g) Dangerous Dogs (Amendment) Act 1997;
 - (h) Dogs (Protection of Livestock) Act 1953;
 - (i) Environment Act 1995 and 2021;
 - (j) Environmental Protection Act 1990 (in so far as it is an executive function);
 - (k) Guard Dogs Act 1975;
 - (l) Household Waste Duty of Care Regulations 2005;
 - (m) Litter Act 1983;
 - (n) Local Government (Miscellaneous Provisions) Act 1982.
 - (o) Tort (Interference with Good) Act 1977;
 - (p) Town Police Clauses Act 1847;
 - (q) Waste Framework Directive 2008.
3. To be responsible for delivering the Council's statutory responsibilities in respect of the Forest of Bowland Area of Outstanding Natural Beauty.
4. To waive fixed penalty notices for breaches of environmental legislation, where such notices are deemed to have been served incorrectly.
5. To operate the Hedgerow Regulations 1997 on land in the Borough of Wyre including issuing a Hedgerow Retention Notice.
6. To take action on dangerous trees including those under S154 of the Highways Act 1980.
7. To issue cautions in accordance with the Home Office Circular 16/2008.
8. To operate the deployment of mobile cameras for environmental offences.
9. To obtain licences issued under the Licensing Act 2003.

Non-Executive Functions Delegated to the Corporate Director Environment

To discharge any non-executive function falling within the area of responsibility of the Corporate Director Environment including, but not limited to, the functions set out in the paragraphs below.

1. To exercise the powers conferred by the following legislation and any regulations, orders, byelaws or other subsidiary legislation made thereunder and any enactments amending or replacing the same, and to appoint and authorise officers under any of the Statutes which fall within the remit of the Operations Section, including appearance in court:
 - (a) Animal Welfare Act 2006
 - (b) Anti-Social Behaviour, Crime and Policing Act 2014;
 - (c) Clean Neighbourhoods and Environment Act 2005;
 - (d) Control of Pollution (Amendment) Act 1989;
 - (e) Environment Act 1995 and 2021;
 - (f) Environmental Protection Act 1990 (in so far as it is a non-executive function);
 - (g) Health and Safety at Work etc. Act 1974
 - (h) Local Government (Miscellaneous Provisions) Act 1976;
 - (i) Refuse Disposal (Amenity) Act 1978;
 - (j) Licensing Act 2003;
 - (k) Gambling Act 2005;
 - (l) Zoo Licensing Act 1981;
 - (m) Dangerous Wild Animals Act 1976;
 - (n) Local Government (Miscellaneous Provisions) Act 1982;
 - (o) Caravan Sites and Controlled Development Act 1960;
 - (p) County of Lancashire Act 1984;
 - (q) House to House Collections Act 1939;
 - (r) Mobile Homes Act 2013;
 - (s) Scrap Metal Dealers Act 2013.
2. To take action pursuant to the Anti-Social Behaviour, Crime and Policing Act 2014 in connection with high hedges, including the service of remedial notices, action in default of remedial notices and authorising powers of entry to land under Part 8.
3. To instruct the legal team to make, confirm or revoke Tree Preservation Orders.
4. To instruct the legal team to serve notices and take action under Section 207 of the Town and Country Planning Act 1990 requiring the replacement of trees.
5. To deal with applications for felling or lopping trees included in a TPO or notification of intention to fell or lop trees in a conservation area.
6. To liaise with Lancashire County Council and deliver residual highway arrangements such as those relating to the maintenance of highway verges, trees and weed control.
7. To issue and serve notices requiring information as to the ownership, occupation and use of any land and to authorise proceedings in the event of non-compliance with any such notice.
8. To agree boating byelaws in accordance with the Local Government (Miscellaneous Provisions) Act 1976.

9. To make temporary reductions to car park fees, on specified car parks, during set times, for example during the pre-Christmas period, such changes to be limited in scope and aimed at promoting economic growth in the borough through higher use of the car parks by residents and visitors.
10. To issue and serve notices requiring information as to the ownership, occupation and use of any land and to authorise proceedings in the event of non-compliance with any such notice.

Executive Functions Delegated to the Corporate Director Communities

To discharge any executive function falling within the area of responsibility of the Corporate Director Communities including, but not limited to, the functions set out in the paragraphs below.

1. To obtain licences issued under the Licensing Act 2003.
2. To ensure overall management responsibility for the promotion and proper management of the Wyre Community Lottery and for compliance with the regulatory regime as a whole, including holding a lottery operating licence under the Gambling Act 2005.

Executive Functions Delegated to the Corporate Director Resources (S151 Officer) and in their absence to the Head of Finance (Deputy S151 Officer)

Executive Functions not delegated to the Head of Legal Services

To discharge any executive function falling within the area of responsibility of the Corporate Director Resources (S151 Officer) and in their absence to the Head of Finance (Deputy S151 Officer) including, but not limited to, the functions set out in the paragraphs below.

1. To consider compensation claims from an owner of land or premises for loss or expense incurred as a consequence of an asset being included in the Council's List of Assets of Community Value under Part 5, Chapter 3 of the Localism Act 2011 and, where necessary, to make payments in accordance with Regulations made under the Act.
2. To administer the Council's payroll function.
3. To undertake the proper administration of the Council's financial affairs in accordance with S151 of the Local Government Act 1972, Section 114 of the Local Government and Finance Act 1988 and the Accounts and Audit Regulations 2015.
4. To arrange all borrowing, financing and investment in line with the Council's Treasury Management Policy and in accordance with the CIPFA Code of Practice on Treasury Management.
5. To agree the deployment of reserves and provisions in accordance with their purpose.
6. To determine the amount of the council tax base.

7. To agree the NNDR1 and NNDR3 submissions in accordance with the Business Rates Retention Scheme.
8. To administer the Collection Fund on behalf of the Authority in accordance with section 89 and 90 of the Local Government Finance Act 1988.
9. To make appropriate banking arrangements on behalf of the Council.
10. To effect all insurances and manage the Council's insurance arrangements.
11. Power to write off bad debts without limit and to report these to the relevant executive member.
12. Responsibility for maintaining an adequate and effective system of internal audit.
13. To negotiate with debtors and waive approved fees and charges under exceptional circumstances and/or in appropriate cases.
14. To determine fees and charges in respect of summonses, Local Land Charge Searches, the recovery of costs and for inspecting and copying documents and access arrangements for viewing documents and registers in accordance with the relevant legislation.
15. To accept blight notices relating to properties affected by development or redevelopment in accordance with Section 150 of the Town and Country Planning Act 1990.
16. To settle maladministration claims against the Council and to agree compensation to persons adversely affected by maladministration, pursuant to section 92 of the Local Government Act 2000.

(Executive Functions also delegated to the Legal Services Manager)

To discharge any executive function falling within the area of responsibility of the Legal Services Manager including, but not limited to, the functions set out in the paragraphs below.

1. In relation to executive functions, to commence, defend, conduct, settle and appear in any legal proceedings to protect the Council's assets or interests or relating to the Council's functions.
2. To take all action required by law to acquire or dispose of interests in land and property including leases, tenancy agreements and easements.
3. To take all steps prescribed by law to implement compulsory purchase orders and to make relevant payments.
- ~~4. To settle maladministration claims against the Council and to agree compensation to persons adversely affected by maladministration up to a maximum of £2,000 per claim, pursuant to section 92 of the Local Government Act 2000.~~

5. To implement an enforced sale including serving of notices, drawing up and sealing deeds, registering charges, taking possession and marketing the property in an appropriate manner and completing the sale of the property.

Non-Executive Functions Delegated to the Corporate Director Resources (S151 Officer) and in their absence to the Head of Finance (Deputy S151 Officer)

(Non-Executive Functions also delegated to the Legal Services Manager)

To discharge any non-executive function falling within the area of responsibility of the Corporate Director Resources (S151 Officer) and in their absence to the Head of Finance (Deputy S151 Officer) including, but not limited to, the functions set out in the paragraphs below.

1. To agree and enter into agreements pursuant to section 106 Town and Country Planning Act 1990 after consultation with the Head of Planning Services.

Non-Executive Functions Delegated to the Legal Services Manager (Monitoring Officer) and in their absence to the Deputy Monitoring Officer

To discharge any non-executive function falling within the area of responsibility of the Legal Services Manager (Monitoring Officer) and ~~to delegate in their absence~~ to the Deputy Monitoring Officer including, but not limited to, the functions set out in the paragraphs below.

1. To act as the Council's Monitoring Officer, in accordance with the provisions of the Local Government and Housing Act 1989.
2. To administer the Council's process, under the Localism Act 2011, for dealing with complaints of alleged breaches of the Wyre Code of Conduct and following consultation with the Independent Person to decide:
 - (a) To dismiss without further action, any complaint which he/she considers to be frivolous, vexatious, without merit or which otherwise fails to meet the preliminary tests set out in the Council's complaints process.
 - (b) That the complaint does not warrant a formal investigation and that an informal resolution be sought.
 - (c) That the complaint appears to amount to a breach of the Code of Conduct and to arrange for an investigation to be carried out, with the outcome to be reported to the Standards Committee.
 - (d) At the direction of the Standards Committee, when following an investigation, a breach of the Code of Conduct has been found, to agree a local resolution, in consultation with the Independent Person, subject to the complainant being satisfied with the outcome and subject to a summary report being submitted to the Standards Committee.

Executive Functions Delegated to the Legal Services Manager

To discharge any executive function falling within the area of responsibility of the Legal Services Manager including, but not limited to, the functions set out in the paragraphs below.

1. To instruct external solicitors and/or counsel to represent the Council.
2. To review decisions to include land and/or buildings on the Council's List of Assets of Community Value, pursuant to section 92 of the Localism Act 2011 and to review decisions relating to compensation pursuant to section 99 of the Localism Act 2011 in respect of assets of community value.
3. To act as the Senior Responsible Officer for the purpose of Part 11 Regulation of Investigatory Powers Act 2000.
4. To determine exemptions for requests and carry out reviews made under the Freedom of Information Act 2000 and the Environmental Information Regulations 2004.
5. To make an application to a Justice of the Peace, in accordance with the Protection of Freedoms Act 2012, seeking an order approving the grant or renewal of a RIPA authorisation or notice and to represent the Council in making such an application.
6. To perform the duties as indicated in the list of executive functions delegated to the Corporate Director Resources, Corporate Director Communities and Corporate Director Environment.
7. To sign and/or seal any documents on behalf of the Council including any agreement, contract, notice, demand, order, or other document.

Non-Executive Functions Delegated to the Legal Services Manager

To discharge any non-executive function falling within the area of responsibility of the Legal Services Manager including, but not limited to, the functions set out in the paragraphs below.

1. To act as the Council's Monitoring Officer.
2. To exercise the powers conferred by the following legislation, and any regulations, orders byelaws or other subsidiary legislation made thereunder and any enactments amending or replacing the same, and to appoint and authorise officers under any of the Statutes which fall within the remit of the Licensing section:
 - (a) Animal Boarding Establishments Act 1963
 - (b) County of Lancashire Act 1984
 - (c) Criminal Justice and Public Order Act 1994
 - (d) Game Act 1831
 - (e) Health and Safety at Work etc. Act 1974
 - (f) Hypnotism Act 1952
 - (g) Local Government (Miscellaneous Provisions) Act 1976

- (h) Local Government (Miscellaneous Provisions) Act 1982
 - (i) Public Health Act 1936
 - (j) Riding Establishments Act 1964
 - (k) Town Police Clauses Act 1847
 - (l) Transport Act 1985
 - (m) Vehicle (Crime) Act 2001
3. To exercise functions under the Licensing Act 2003
 4. In relation to the Gambling Act 2005, where no representations have been received or withdrawn:
 - (a) To authorise officers pursuant to section 304;
 - (b) To determine applications for premises licenses;
 - (c) To determine applications for variation of premises licenses;
 - (d) To determine applications for transfer of premises licenses;
 - (e) To determine applications for a provisional statement;
 - (f) To determine applications for club gaming or club machine permits;
 5. In respect of the Gambling Act 2005 and subordinate legislation:
 - (a) Power to exchange information;
 - (b) Power to provide information to the Gambling Commission;
 - (c) Power to exercise functions relating to the registration and regulation of small lotteries.
 6. To undertake the following functions in respect of the licensing of sex establishments under the provisions of Part II and Schedule 3 of the Local Government (Miscellaneous Provisions) Act 1982 in accordance with the Council's Policy:
 - (a) Determining applications for grant, renewal, transfer or variation of a licence where no relevant objections have been received;
 - (b) Cancellation of licence;
 - (c) Enforcement of the provisions of Part II and Schedule 3.
 7. To perform the duties as indicated in the list of delegations to the Corporate Director Resources, Corporate Director Communities and Corporate Director Environment.
 8. To sign and/or seal any documents on behalf of the Council including any agreement, contract, notice, demand, order, or other document
 9. In consultation with the Chief Executive to make orders under s.91 of the Local Government Act 1972.

Executive Functions Delegated to the Head of the Contact Centre and ICT Services (interim arrangements)

To discharge any executive function falling within the area of responsibility of the Head of the Contact Centre and ICT Services including, but not limited to, the functions set out in the paragraphs below.

1. To administer the calculation and payment of housing benefit and localised council tax support including the award of discretionary housing payments.
2. To authorise the investigation and prosecution of offences pursuant to the Council Tax Reduction Scheme (Detection of Fraud and Enforcement) (England) Regulations 2013 (in consultation with the legal team) and to agree the relevant sanctions and administrative penalties for use in the recovery of any overpayments of housing benefit and council tax support.
3. To take all necessary steps to undertake the calculation, collection, administration and recovery of Council Tax and Non-domestic rates, including the award of reliefs, the granting of discounts and dealing with appeals, in accordance with the Local Government Finance Act 2012, 1992 and 1988 (as amended from time to time) and government regulations and guidance.
4. To impose or quash penalties in accordance with Section 11 of the Local Government Finance Act 1992 (council tax discounts).
5. To make an application to a Justice of the Peace, in accordance with the Protection of Freedoms Act 2012, seeking an order approving a grant or renewal of a RIPA authorisation or notice and to represent to the Council in making such an application.

Non-Executive Functions Delegated to the Head of the Contact Centre and ICT Services (interim arrangements)

1. To approve the naming of streets and the numbering of properties under Section 17 and 18 respectively of the Public Health Act 1925.

Executive Functions Delegated to the Head of Governance and Business Support

To discharge any executive function falling within the area of responsibility of the Head of Governance and Business Support including, but not limited to, the functions set out in the paragraphs below.

1. Power to carry out surveillance which is not governed by the Regulation of Investigatory Powers Act 2000 subject to confirmation with the Legal Services Manager and any member of the Council's Management Team.
2. To determine whether or not land and/or property nominated as an 'asset of community value' under the provisions of Part 5, Chapter 3 of the Localism Act 2011 will be included in the Council's list of Assets of Community Value.
3. To submit reports, as the Council's designated Data Protection Officer, to the Information Commissioner's Office on breaches of the General Data Protection Regulations.

Non-Executive Functions Delegated to the Head of Governance and Business Support

To discharge any non-executive function falling within the area of responsibility of the Head of Governance and Business Support including, but not limited to, the functions set out in the paragraphs below.

1. To appoint members to the Independent Remuneration Panel.
2. To appoint Independent Members to the Audit Committee should legislation require this.
3. To convene a panel of any three councillors who are not in the Cabinet and have received the relevant training or can attend the required training before the appeal hearing takes place (and wherever practically possible to ensure that two are from the majority group and one from the minority group) to consider employment appeals in accordance with Council procedures.
4. To convene a panel comprising of any three members of the Licensing Committee to ~~consider applications for appeals~~ carry out hearings where under Licencing Act legislation it is necessary or appropriate for decisions to be made by a panel or sub-committee rather than the full Licensing Committee.
5. To make minor changes to the Constitution to correct clerical mistakes, make factual amendments (including changes to job titles) to comply with the law or reflect decisions made by or on behalf of the Council (as provided in Article 19.02 of the Constitution).

Executive Functions Delegated to the Head of Planning Services

To discharge any executive function falling within the area of responsibility of the Head of Planning including, but not limited to, the functions set out in the paragraphs below.

1. To authorise the making of a direction under Article 4 of the Town and Country Planning General Permitted Development Order 1995 after consultation with the relevant Portfolio Holder.
2. To authorise Council employees and other persons acting on behalf of the Council to exercise powers of entry under the National Parks and Access to the Countryside Act 1949, the Town and Country Planning Act 1990 and the Planning (Listed Buildings and Conservation Areas) Act 1990.
3. To be responsible, in consultation with the appropriate Cabinet Portfolio Holder, for all planning matters relating to Neighbourhood Development Plans and Orders under The Neighbourhood Planning (General) Regulations 2012 and the Planning Acts as amended, subject to certain decisions which are controversial or which are subject to objections which are not withdrawn.

The exception is the adoption of a Neighbourhood Development Plan or Order, which is reserved for Full Council.

The Head of Planning Services shall be free to refer any matter or decision to the appropriate Cabinet Portfolio Holder or to full Cabinet (as appropriate) for determination. The Head of Planning Services shall ensure that care is taken to identify any case within his/her delegated authority where unusual circumstances or other reasons suggest the desirability of Councillor consideration. To assist in this

process, the Cabinet Portfolio holder will be kept up to date of forthcoming decisions on Neighbourhood Planning matters.

Note: An explanatory schedule, setting out the stages in the Neighbourhood Development Plan process at which a decision will need to be taken, is attached as an Appendix to this Scheme of Delegation.

4.

To give written and issue community protection notices under the Anti-Social Behaviour, Crime and Policing Act 2014.

Non-Executive Functions Delegated to the Head of Planning Services

To discharge any non-executive function falling within the area of responsibility of the Head of Planning including, but not limited to, the functions set out in the paragraphs below.

1. To determine of all forms of applications for permission, approval, consent, certificates and prior approvals/notifications, consultations and other determinations made under Town and Country Planning legislation, including legislation relating to listed buildings, conservation areas and hazardous substances, unless:
 - (a) A ward councillor representing the ward within which the application site lies or a ward councillor representing an adjoining ward has requested that the application be considered by the Planning Committee, subject to the request being received by the Head of Planning Services within 10 working days of the date of the email providing members with a link to the weekly list of planning applications, which includes the planning application requested.

Note: this exception shall only apply to applications for Planning Permission or Advertisement Consent and does not apply to resubmitted applications where no substantial change has been made to the original application which was refused or withdrawn. Where the councillor requesting the determination by Planning Committee is unable to attend the meeting to speak, consideration of a letter from that councillor will be at the discretion of the Chairman of the Committee.
2. To determine any matter relating to fees arising on applications under the Town and Country Planning Act 1990 subject to compliance with statutory provisions and Council policy.
3. To decline to determine repetitive applications for planning permission under the Town and Country Planning Act 1990, Planning and Compensation Act 1991 and the Town and Country Planning (Control of Advertisements)(England) Regulations 2007.
4. To determine applications for hazardous substances consent under the Planning (Hazardous Substances) Act 1990 and related powers.
5. To determine persons and agencies to be consulted and notified on the making of planning and other applications.

6. To determine whether planning or other applications should be subject to environmental impact assessment and if so, what information should be contained in assessments.
7. To revoke or modify planning permission following consultation with the Chairman or Vice Chairman of Planning Committee under Section 97 of the Town and Country Planning Act 1990.
8. To approve the terms of planning obligations under /Section 106 of the Town and Planning Country Act 1990 regulating the use or development of land.
9. To serve building preservation notices.
10. To issue discontinuance notices under the Town and Country Planning (Control of Advertisements) Regulations 2007.
11. To determine, in respect of any report of an alleged breach of planning control, whether or not it is expected to take formal enforcement action.
124. To issue, vary and withdraw enforcement notices for breach of planning control under the Town and Country Planning legislation.
132. In relation to listed buildings:
 - (a) To issue of listed building enforcement notices;
 - (b) To issue of repairs notices;
 - (c) To Execute urgent works including works in default.
143. To issue stop notices and temporary stop notices.
154. To issue breach of condition notices or planning contravention notices.
165. To Issue completion notices under S94 (2) of the Town and Country Planning Act 1990.
176. To authorise, make and confirm orders under S257 of the Town and Country Planning Act 1990 regarding the stopping up or diverting of footpaths/bridleways, subject to the applicant being responsible for the council's costs and to there being no outstanding objections.
187. To take steps to secure compliance with an enforcement notice either through prosecution, execution of works or by taking any other action under the Town and Country Planning Act 1990, Building Act 1984 and Planning Listed Buildings and Conservation Areas Act 1990 or any Regulation or orders made thereunder.
1948. To apply for injunctions restraining a breach of planning control.
2049. To take action, serve notices and enforce any notice served under section 215 Town and Country Planning Act 1990.
219. To authorise rights of entry on land under S196A of the Town and Country Planning Act 1990 in relation to potential breaches of planning control.

- ~~224.~~ To issue and serve notices requiring information as to the ownership, occupation and use of any land and to authorise proceedings in the event of non-compliance with any such notice.
- ~~232.~~ For the purposes of the Town and Country Planning (Enforcement Notices and Appeals) Procedure, to make a statement as to whether or not the Council would grant planning permission for the development alleged and, if so, on what conditions.
- ~~243.~~ To approve, in consultation with the relevant Portfolio Holder, any update to the Local Development Scheme.
- ~~254.~~ To comment whenever the Council is consulted by other public authorities or bodies on development proposals.
- ~~265.~~ To make comments to the Planning Inspectorate relating to any proposed nationally significant infrastructure project, within or impacting on the Borough when responses are required to be submitted by the Council within 56 days.
- ~~276.~~ In cases of urgency, and after consultation with the relevant Portfolio Holder, to authorise the making of a Direction under Article 4 of the Town and Country Planning (General Permitted Development) Order (1995) as amended.
- ~~287.~~ To authorise the execution of works in accordance with Section 54(1) of the Planning (Listed Building and Conservation Areas) Act 1990.
- ~~298.~~ To issue notices under Section 55 of the Planning (Listed Building and Conservation Areas) Act 1990.
- ~~3029.~~ To publish an ~~Annual~~Authorities's Monitoring Report.
- ~~319.~~ To apply for an injunction in relation to a listed building.
- ~~324.~~ To serve listed building preservation notices under S3 and S4 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and related powers.
- ~~332.~~ To enter land in Part 2 of the Brownfield Land Register under Regulation 3 of the Town and Country Planning (Brownfield Land Register) Regulations 2017.

Note: the Planning Development Manager is authorised to perform duties set out in paragraphs 1 ~~to~~- 7 and 20 of the Non-Executive Functions above and the Senior Planning Officers (Development Management) are authorised to perform duties set out in paragraph 1 of the Non-Executive Functions above.

Executive Functions Delegated to the Head of Engineering

To discharge any executive function falling within the area of responsibility of the Head of Engineering including, but not limited to, the functions set out in the paragraphs below.

1. Responsibility for relevant tasks and permissive tasks under the Council's residual highways agreement with LCC.

2. To carry out works and place objects and structures on, in or over a highway for the purposes of providing a service for the benefit of the public or a section of the public such as seats, bus stops and shelters under Section 115B of the Highways Act 1980.
3. To take any necessary action under section 25 and 26 of the Local Government (Miscellaneous Provisions) Act 1976 where an excavation is accessible from a highway or place of public resort and is a danger to the public.
4. To arrange for the maintenance of coastal defences, water courses and pumping stations.
5. To exercise powers under the Land Drainage Act 1991.
6. To exercise powers in relation to local flood risk management.
7. To exercise the Council's functions as risk management authority as defined under section 6 of the Flood and Water Management Act 2010.
8. To exercise the Council's functions as designating and responsible authority as defined under Schedule 1 of the Flood and Water Management Act 2010.
9. To serve notices under S25 (maintaining the flow of watercourses) and S28 (cleansing of ditches) of the Land Drainage Act 1991.
10. To arrange maintenance of Fleetwood Ferry Dock and Knott End Landing Stage.
11. To operate the Decriminalised Parking Enforcement System in partnership with LCC and to determine representations and challenges and process appeals.
12. To arrange for the temporary prohibition of traffic on roads and closure of roads.

Non-Executive Functions Delegated to the Head of Engineering

To discharge any non-executive function falling within the area of responsibility of the Head of Engineering including, but not limited to, the functions set out in the paragraphs below.

1. To exercise the powers conferred by the following legislation, and any regulations, orders, byelaws or other subsidiary legislation made thereunder and any enactments amending or replacing the same, and to appoint and authorise officers under any of the Statutes which fall within the remit of the Engineering Section, including appearance in court:
 - (a) County of Lancashire Act 1984;
 - (b) Highways Act 1980;
 - (c) Public Health Act 1936.
2. To make agreements and orders under S25 and S26 of the Highways Act 1980 regarding the creation of public footpaths.

Executive Functions Delegated to the Head of Housing and Community Services

To discharge any executive function falling within the area of responsibility of the Head of Housing and Community Services including, but not limited to, the functions set out in the paragraphs below.

1. To act on behalf of the Council on all matters relating to the discharge of the housing functions of the Council, which include but are not limited to all functions under the provisions of housing legislation, public and private sector housing, homelessness, the administration of grants for improvement and repair of properties and housing strategy.
2. To receive and consider applications for and to approve or refuse to make grants for disabled facilities and discretionary housing assistance.
3. To assess, advise and where appropriate assist (including the award of discretionary housing assistance) all households presenting themselves as homeless or threatened with homelessness in accordance with relevant legislation and guidance.
4. To exercise the Council's responsibilities in relation to the implementation and administration/operation of the Choice Based Lettings Scheme.
5. To implement and exercise powers confirmed by the following legislation and any regulations, orders, byelaws or other subsidiary legislation made thereunder and any enactments amending or replacing the same, including instigating proceedings and authorising officers under any of the Statutes which fall within the remit of housing, buildings, blight and environmental protection:
 - (a) Building Act 1984;
 - (b) Environmental Protection Act 1990;
 - (c) Homelessness Act 2002;
 - (d) Home Energy Conservation Act 1995;
 - (e) Housing Acts 1985, 1988, 1996 and 2004;
 - (f) Housing Grants Construction and Regeneration Act 1989;
 - (g) Housing Health and Safety Rating System Regulations 2005;
 - (h) Houses in Multiple Occupation Regulations 2006;
 - (i) Local Government and Housing Act 1989;
 - (j) Local Government (Miscellaneous Provisions) Act 1982- section 29;
 - (k) Protection from Eviction Act 1977 (as amended by the Housing Act 1988);
 - (l) Public Health Act 1936 and 1961;
 - (m) Regulatory Reform (Housing Assistance) Order 2002.
6. To issue licences and generally to manage the Council's scheme for the selected licensing of private rented accommodation.
7. To consider the implementation of management orders in respect of void properties and empty dwelling management orders in respect of empty homes.
8. To create, review and maintain an advisory list of building contractors for renovation grants.

9. To approve house renovation grants together with making stage and final payments.
10. In consultation with the Corporate Director Resources, the taking of appropriate enforcement action in relation to Statutory Overcrowding, housing standards including requisition for information, the issuing of Improvement notices, Hazard Awareness Notices, Prohibition Orders, Demolition Orders and Minimal Energy Performance Standards. To exercise Power of entry, power to exercise works, power to purchase dwellings found on appeal to be hazardous and beyond repair at reasonable expense.
11. The taking of action in relation to House in Multiple Occupation (HMO) e.g. duty to licence HMOs where specified, power to implement a registration scheme, power to execute work to remove serious hazards or to remedy neglect of management, power to limit number of occupants, making of a Management Order, powers of entry.
12. Under the Redress Schemes for Letting Agency Work and Property Management Work (Requirement to belong to a scheme etc) (England) Order 2014 to set and impose a penalty charge (to a maximum of £5,000); to undertake the service and signing of notices; to consider and determine representations and objections; to recover the mandatory penalty through a certificate.
13. To ensure overall management responsibility for the promotion and proper management of the Wyre Community Lottery and for compliance with the regulatory regime as a whole, including holding a lottery operating licence under the Gambling Act 2005.

Non-Executive Functions Delegated to the Head of Housing and Community Services

1. To issue and serve notices requiring information as to the ownership, occupation and use of any land and to authorise proceedings in the event of non-compliance with any such notice in accordance with s.16 of the Local Government (Miscellaneous Provisions) Act 1976.

Executive Functions Delegated to the Head of Built Environment

To discharge any executive function falling within the area of responsibility of the Head of Built Environment including, but not limited to, the functions set out in the paragraphs below.

1. To make appropriate planning applications on behalf of the Council for any Council owned land and property assets where it is considered that a planning permission for an alternative use would be beneficial to the future management or disposal of the assets provided that the cost of making such an application does not exceed £10,000 per individual asset.
2. To negotiate, agree compensation and acquire properties identified by the Council and approved by Cabinet as appropriate for compulsory purchase under all appropriate Acts of Parliament.

3. To negotiate and agree terms for the granting of leases, licences and tenancy agreements to statutory undertakers for the implementation of infrastructure in accordance with their statutory obligations.
4. To agree terms for the granting, acquisition, variation or extinguishment of easements and wayleaves and where necessary to enter into Licences to enter third party land for the purposes of carrying out works.
5. To deal with all tenancy matters, including leases and licences, where the annual market rent or fee is less than £25,000 and the period of the licence or tenancy does not exceed 30 years.
6. To negotiate, agree terms and document all rent and licence fee reviews for all leases and licences granted by the Council, including serving of notices.
7. To take all appropriate action to recover possession of all land and buildings let by the Council in circumstances where the lessee, tenant or licensee has become bankrupt, insolvent or where such other grounds for forfeiture arise.
8. To approve building plans submitted to fulfil covenants previously imposed by the Council.
9. To deal with applications for variation or release of covenants imposed by the Council or its predecessors on the sale of property.
10. With respect to the shared ownership scheme at Jubilee Drive, Cleveleys:
 - (a) To agree the open market value of the properties for subsequent disposals;
 - (b) To instruct the Valuation Office Agency if necessary;
 - (c) To release the resale covenant to complete the purchase of the dwelling within the two month timescale.
11. To negotiate and agree, in consultation with the Corporate Director of Resources, any dilapidation claim arising from a lease or licence either granted by the Council or held by the Council.
12. To take appropriate action on behalf of the Council's market franchise rights including allowing quality rival markets for periods of not more than 14 days in any one year subject to the payment of a negotiated fee.
13. Subject to prior declaration as surplus to requirements, and observing the requirements of Section 123 of the Local Government Act 1972 to obtain the best price that can reasonably be obtained, to approve:
 - (a) The sale of land and buildings of up to £20,000 in any one case;
 - (b) The sale of property by public auction and to determine the reserve price.

14. To determine all applications under the Building Act 1984 for building regulation approval/rejection including applications for relaxation of Regulations and the following:
 - (a) To exercise the functions set out in Part 1 (power to make building regs) and Part 2 (supervision of building work);
 - (b) Section 24 (means of ingress and egress at certain buildings to which the public have access);
 - (c) Section 77 to 83 (dangerous buildings).
15. In consultation with the Legal Services Manager, to take all relevant enforcement actions under Sections 35 & 36 of the Building Act 1984 and in respect of breaches of the Building Regulations.
16. To exercise the functions set out in Sections 77 to 83 of the Building Act 1984 (Dangerous, ruinous and dilapidated buildings and notices in respect of intended demolition) including the authorisation of works in default.
17. To determine charges within the provisions of the Council's Scheme of Charges for Building Regulation Work.
18. To refuse or accept initial notices, final notices or building notices under the Building Act 1984.
19. To issue completion certificates in appropriate circumstances under the Building Regulations.

Non-Executive Functions Delegated to the Head of Built Environment

To discharge any non-executive function falling within the area of responsibility of the Head of Built Environment including, but not limited to, the functions set out in the paragraphs below.

1. To issue and serve notices requiring information as to the ownership, occupation and use of any land and to authorise proceedings in the event of non-compliance with any such notice in accordance with s.16 of the Local Government (Miscellaneous Provisions) Act 1976.

Executive Functions Delegated to the Head of Environmental Health and Community Safety

To discharge any executive function falling within the area of responsibility of the Head of Environmental Health and Community Safety including, but not limited to, the functions set out in the paragraphs below.

1. In so far as they are executive functions, to exercise the powers conferred by the following legislation, and any regulations, orders, byelaws or other subsidiary legislation made thereunder and any enactments amending or replacing the same, and to appoint and authorise officers under any of the Statutes, which fall within the remit of the Environmental Health and Community Safety team, including appearance at Court:
 - (a) Animals Act 1971;

- (b) Animal Health Act 1981;
- (c) Animal Welfare Act 2006;
- (d) Anti-social Behaviour, Crime and Policing Act 2014;
- (e) Breeding and Sale of Dogs (Welfare) Act 1999;
- (f) Criminal Justice and Police Act 2001 (S 19)
- (g) Clean Air Act 1993;
- (h) Control of Pesticides Regulations 1986;
- (i) Environmental Protection Act 1990;
- (j) Environment Act 1995 and 2021;
- (k) Equality Act 2010 (regarding taxi travel);
- (l) ~~k~~ European Communities Act 1972
EU Food Hygiene Regulations / Statutes as retained EU Law under the European (Withdrawal) Act 2018 as amended by the European Union (Withdrawal Agreement) Act 2020
- (m) ~~l~~ Factories Act 1961;
- (n) ~~m~~ Food Act 1984;
- (o) ~~n~~ Food Safety Act 1990;
- (p) ~~o~~ House to House Collections Act 1939;
- (q) ~~p~~ Licensing Act 2003;
- (r) ~~q~~ Local Government Act 1988;
- (s) ~~r~~ Mobile Homes Act 1983;
- (t) ~~s~~ Motor Salvage Operators Regulations 2002;
- (u) ~~t~~ Noise Act 1996;
- (v) ~~u~~ Noise and Statutory Nuisance Act 1993;
- (w) ~~v~~ Pollution Prevention and Control Act 1999;
- (x) ~~w~~ Salmon and Fresh Water Fisheries Act 1923 (Amendment) Act 1964;
- (y) ~~x~~ Slaughter of Poultry Act 1967; and
- (z) ~~y~~ Working Time Regulations 1998.

2. To exercise the provisions of an issue notices under Sections 43 and 48 of the Anti-Social Behaviour 2003.
3. Power to carry out surveillance which is not governed by the Regulation of Investigatory Powers Act 2000 subject to confirmation with the Legal Services Manager and any member of the Council's Management Team.
4. Power to carry out surveillance which is governed by the Regulation of Investigatory Powers Act 2000 as agreed by an authorising officer.
5. To make an application to a Justice of the Peace, in accordance with the Protection of Freedoms Act 2012, seeking an order approving the grant or renewal of a RIPA authorisation or notice and to represent the Council in making such an application.
6. To issue simple cautions for Adult Offenders under guidance effective from 13 April 2015.
7. To give written and issue community protection notices under the Anti-Social Behaviour, Crime and Policing Act 2014.

Non-Executive Functions Delegated to the Head of Environmental Health and Community Safety

To discharge any non-executive function falling within the area of responsibility of the Head of Environmental Health and Community including, but not limited to, the functions set out in the paragraphs below.

1. In so far as they are non-executive functions, to exercise the powers conferred by the following legislation, and any regulations, orders, byelaws or other subsidiary legislation made thereunder and any enactments amending or replacing the same, and to appoint and authorise officers under any of the Statutes, which fall within the remit of the Environmental Health and Community Safety team, including appearance at Court:
 - (a) Animal Boarding Establishments Act 1963;
 - (b) Breeding of Dogs Act 1973;
 - (c) Breeding of Dogs Act 1991;
 - (d) Building Act 1984;
 - (e) Caravan Sites Act 1968;
 - (f) Caravan Sites and Control of Development Act 1960;
 - (g) Clean Air Act 1993;
 - (h) Clean Neighbourhoods and Environment Act 2005;
 - (i) Control of Pollution Act 1974;
 - (j) County of Lancashire Act 1984;
 - (k) Criminal Justice and Public Order Act 1994;
 - (l) Dangerous Dogs Act 1991;
 - (m) Dangerous Wild Animals Act 1976;
 - (n) Deer Act 1991;
 - (o) Environmental Protection Act 1990;
 - (p) Environmental Act 1995 and 2021;
 - (q) European Communities Act 1972 (re enforcement of the European Food Hygiene Regulations;
 - (r) EU Food Hygiene Regulations / Statutes as retained EU Law under the European (Withdrawal) Act 2018 as amended by the European Union (Withdrawal Agreement) Act 2020
 - (s) Food and Environment Protection Act 1985;
 - (t) Food Safety Act 1990;
 - (u) Gambling Act 2005;
 - (v) Game Act 1831;
 - (w) Guard Dogs Act 1975;
 - (x) Health Act 2006 and 2009;
 - (y) Health and Safety at Work Act 1974;
 - (z) Hypnotism Act 1952;
 - (aa) Licensing Act 2003;
 - (bb) Local Government and Housing Act 1989;
 - (cc) Local Government (Miscellaneous Provisions) Act 1976;
 - (dd) Local Government (Miscellaneous Provisions) Act 1982;
 - (ee) Materials and Articles in Contact with Food Regulations 2012;
 - (ff) Mobile Homes Act 1983 and 2013;
 - (gg) National Assistance Act 1948;
 - (hh) Noise and Statutory Nuisance Act 1993;
 - (ii) Offices, Shops and Railway Premises Act 1963;
 - (jj) Pet Animals Act 1951;
 - (kk) Poisons Act 1972;
 - (ll) Police, Factories etc. (Miscellaneous Provisions) Act 1916;

- (mm) Prevention of Damage by Pests Act 1949;
- (nn) Public Health Act 1936;
- (oo) Public Health Act 1961;
- (pp) Public Health (Control of Diseases) Act 1984;
- (qq) Rehabilitation of Offenders Act 1974 (in relation to enforcement of taxi licensing);
- (rr) Riding Establishments Act 1964;
- (ss) Riding Establishments Act 1970;
- (tt) Scrap Metal Dealers Act 2013;
- (uu) Slaughterhouses Act 1974;
- (vv) Sunday Trading Act 1994;
- (ww) Town Police Clauses Act 1847;
- (xx) Transport Act 1985;
- (yy) Vehicles (Crime) Act 2001;
- (zz) Water Industry Act 1991;
- (aaa) Water Resources Act 1991;
- (bbb) Zoo Licensing Act 1981.

2. To determine any action in accordance with the Policy for Taxi Licensing Enforcement.
3. After consultation with the Chairman of Licensing Committee, to revoke or suspend licences relating to hackney carriages, private hire vehicles, their operators or drivers.
4. To issue and serve notices requiring information as to the ownership, occupation and use of any land and to authorise proceedings in the event on non-compliance with any such notice.
5. To exercise functions under the Licensing Act 2003.

Executive Functions Delegated to RevenuesCompliance Manager and Senior Compliance Officers

To discharge any executive function falling within the area of responsibility of the RevenuesCompliance Manager and Senior Compliance Officers including, but not limited to, the functions set out in the paragraphs below.

1. To make an application to a Justice of the Peace, in accordance with the Protection of Freedoms Act 2012, seeking an order approving the grant or renewal of a RIPA authorisation or notice and to represent the Council in making such an application.
2. Power to carry out surveillance which is not governed by the Regulation of Investigatory Powers Act 2000 subject to confirmation with the Legal Services Manager and any member of the Corporate Management Team.
3. Power to carry out surveillance which is governed by the Regulation of Investigatory Powers Act 2000 as agreed by an authorising officer.

APPENDIX TO PARAGRAPH 3 OF THE EXECUTIVE FUNCTIONS DELEGATED TO THE HEAD OF PLANNING SERVICES RELATING TO NEIGHBOURHOOD PLANNING

Explanatory Schedule – expected stages where a decision will be required

Decision Required	Process to be undertaken	Proposed Scheme of Delegation	Comments
<p>Designation of a Neighbourhood Forum</p> <p><i>(Neighbourhood Planning Regulations 2012 - Regulations 9 -10) as amended 2016)</i></p>	<p>Following receipt of the Neighbourhood Forum application, the local planning authority will undertake a six week consultation on the application.</p> <p>Representations submitted to the consultation will be considered when determining the application.</p> <p>The following time limits apply for determining a Neighbourhood Forum Application depending upon circumstances:</p> <ul style="list-style-type: none"> • 6 week consultation with a further 14 weeks to make a decision (20 week overall limit) – this applies when the Neighbourhood Forum Application falls within two or more local planning authorities. • 6 week consultation with a further 7 weeks to make a decision (13 week overall 	<p>Decision to designate the Neighbourhood Forum is delegated to the Head of Planning Services, unless objections are received and not withdrawn, in which case the decision will be made by the Cabinet Portfolio Holder.</p>	<p>This stage would only apply for non-parished areas that are undertaking Neighbourhood planning.</p>

	<p>limit) – this applies in all other cases.</p>		
<p>Designation of a Neighbourhood Area</p> <p><i>(Neighbourhood Planning Regulations 2012 - Regulations 5A, 6 -7, as amended 2015 and 2016)</i></p>	<p>Following receipt of the Neighbourhood Area application, the local planning authority will undertake a consultation on the application.</p> <p>Representations submitted to the consultation will be considered when determining the application.</p> <p>The following time limits apply for determining a Neighbourhood Area Application depending upon circumstances:</p> <ul style="list-style-type: none"> • 6 week consultation with a further 7 weeks to make a decision (13 week overall limit) – this applies when the Neighbourhood Area Application does not relate to the whole parish (and does not cover more than one local planning authority) or where the application is submitted by a Neighbourhood Forum; • 6 week consultation with a further 14 weeks to make a decision (20 week overall limit) – this applies when the Neighbourhood Area 	<p>Decision to designate the Neighbourhood Area is delegated to the Head of Planning Services, unless a consultation stage is required and objections are received and not withdrawn, in which case the decision will be made by the Cabinet Portfolio Holder.</p>	<p>The majority of Neighbourhood Area applications are expected to be straightforward and submitted by a Parish/Town Council for the whole parish. For such applications, there is a default approval of the Neighbourhood Area unless some or all of the proposed area has already been designated or pending determination through a separate proposal.</p> <p>For other applications as the majority of Neighbourhood Area Applications are not expected to be controversial, the proposed scheme of delegation will make it easier for the local planning authority to meet the target dates and also prevent unnecessary delay in the local planning authority issuing a decision.</p>

	<p>Application falls within two or more local planning authorities.</p> <p>Where a Neighbourhood Area application is submitted by a parish council for the whole of the parish council's administrative area, consultation on the application is not required, the local planning authority will designate the Neighbourhood Area in accordance section 61G of the 1990 Town and Country planning Act</p>		
<p>Signing off the local planning authority's representations on the pre submission draft</p> <p><i>Note: This is not a regulatory requirement but is considered best practice</i></p>	<p>The qualifying body is required to notify the local planning authority of the pre submission consultation. It is considered best practice for the local planning authority to submit representation at the pre submission stage to assist in Plan preparation.</p>	<p>Decision delegated to the Head of Planning Services, unless in his/her opinion the draft Plan and its content is considered to be controversial or of significant public interest in which case the decision will be made by the Cabinet Portfolio Holder.</p>	<p>The majority of Plans are not expected to be controversial and the aim of the local planning authority submitting comments on the pre submission draft is to assist the qualifying body in finalising the submission version for examination. It will also highlight potential areas for improvement to assist in the operation of the adopted Plan.</p>
<p>Publicising the Plan Proposal <u>or modification proposal</u> and submission to examination</p> <p><i>(Neighbourhood Planning Regulations 2012 - Regulations 16 -17) as amended 2017 and 2018)</i></p>	<p>The local planning authority is required to publicise the submission version when it is satisfied that the Plan submitted is valid and should be accepted and publicised.</p>	<p>Decision delegated to the Head of Planning Services, unless in his/her opinion the draft Plan is invalid and should not be published, in which case the decision will be made by the Cabinet Portfolio Holder.</p>	<p>The local planning authority need to check that the submission Plan accords with the requirements set out in regulation 15 of the Neighbourhood Planning Regulations 2012 as amended 2017 and 2018.</p>

<p>Signing off the local planning authority's representations on the submission draft</p> <p><i>Note: This is not a regulatory requirement but is considered best practice</i></p>	<p>It is considered best practice for the local planning authority to submit representation at the submission stage.</p>	<p>Decision delegated to the Head of Planning Services, unless in his/her opinion the draft Plan and its content is considered to be controversial or of significant public interest in which case the decision will be made by the Cabinet Portfolio Holder.</p>	<p>The majority of Plans are not expected to be controversial. The local planning authorities' representations on the submission Plan will be considered by the independent examiner and representation should address any outstanding areas or concern, this can also include support for the proposals.</p>
<p>Whether the local planning authority declines or accepts a repeat proposal</p> <p><i>(Schedule 4B of the Town & Country Planning Act 1990)</i></p>		<p>Decision delegated to the Head of Planning Services, unless it is recommended that the repeat proposal should be declined, in which case the decision will be made by the Cabinet Portfolio Holder.</p>	<p>A repeat proposal is one where in the last two years, the local planning authority has refused to take forward a Plan or Order to referendum after examination or where a Plan or Order has failed at referendum.</p>

<p>Appointment of an examiner <i>(Schedule 4B of the Town & Country Planning Act)</i></p>	<p>A suitably qualified independent examiner should be appointed in consultation with the relevant qualifying body.</p>	<p>Decision delegated to the Head of Planning Services, unless the qualifying body objects to the appointment and the objection is not withdrawn, in which case the decision will be made by the Cabinet Portfolio Holder.</p>	<p>Appointment of an examiner is undertaken in consultation with the relevant qualifying body and an objection is not envisaged.</p>
<p>Actions to take following receipt of an Examiner's report and consideration of modifications. <i>(Schedule 4B of the Town & Country Planning Act 1990)</i></p>	<p>On receipt of the examiner's report, the local planning authority will have to consider the recommendations of the examiners' report, including whether the Plan meets the basic conditions and whether it can proceed to referendum.</p>	<p>Decision delegated to the Head of Planning Services, unless in his/her opinion the draft Plan and its content is considered to be controversial or of significant public interest in which case the decision will be made by the Cabinet Portfolio Holder.</p>	<p>It is envisaged that officers' and the qualifying body will have to jointly consider the recommendations. It will be the local planning authorities <u>authority's</u> decision whether the Plan proceeds to referendum.</p>
<p>Whether to make (adopt) a Neighbourhood Development Plan or Order following Referendum <i>(Section 38A of the Planning & Compulsory Purchase Act, 2004)</i></p>	<p>Adopting the neighbourhood plan/order as part of the Development Plan is a decision that has to be taken by Full Council.</p>	<p>The decision is reserved for Full Council.</p>	<p>Decisions of this nature are reserved for Full Council. The Council needs to determine whether the 'making' of the Plan would be in breach, or otherwise be incompatible with any EU or human rights obligations.</p>

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Report of:	Meeting	Date
Clare James, Corporate Director Resources	Council	14 April 2022

Members' Allowances Scheme

1. Purpose of Report

1.1 To detail the recommendations of the Independent Remuneration Panel (IRP) in relation to the Council's Members' Allowances Scheme ("the Scheme") subsequent to the full review undertaken in 2021/22.

2. Outcomes

2.1 A Scheme that properly reflects councillors' current roles, duties, responsibilities and commitments under the Council's Constitution.

3. Recommendations

3.1 That, in line with the formula applied since 2012, the Basic Allowance paid to each councillor be increased by 1.75%, from £4,467 per annum to £4,545 per annum, with effect from 12 May 2022.

3.2 That, with the exception of the Chairman of the Audit Committee (see below), the method in which Special Responsibility Allowances (SRAs) for members of the Executive, Group Leaders or Chairmen of Committees are calculated continue to be based on the various current multipliers of the Basic Allowance for each of the posts as set out in Part 6.01 Appendix A of the Constitution.

3.3 That the SRA paid to the Chairman of the Audit Committee be increased from 0.8x to 1x basic allowance.

3.4 That the SRAs paid to the Lead Member for Children and Young People and the Lead Member for Older People remain unchanged.

3.5 That no changes be made to the SRAs paid to the Mayor or the Deputy Mayor.

- 3.6** That the levels of allowances to be paid in 2022/23 as set out in Appendix 2, be noted.
- 3.7** That all other elements of the Council's Members' Allowances Scheme remain unchanged.
- 3.8** That the members of the IRP be thanked for their work on this review.

4. Background

Membership of the Panel

- 4.1** The Council is required to appoint an IRP to review its allowance payments to councillors periodically and recommend a Members' Allowances Scheme to the Council.
- 4.2** The Regulations require that IRPs consist of at least three members and that those members cannot be members of a committee or a sub-committee of an authority in respect of which the Panel makes recommendations.
- 4.3** Following the resignation of Ron Matthews and Michael Collins from the IRP in 2021, a recruitment exercise was undertaken and the current members of the IRP are:
- Reverend John Squires (Chairman);
 - Professor Darren Ansell; and
 - Mr Ryan Hyde.

Terms of Reference of the Panel

- 4.4** The terms of reference of the IRP are:

To propose a scheme for Members' Allowances that:

- recognises the roles, duties and responsibilities of Members, both as decision makers and community representatives, under the Council's Constitution;
- is easy to understand by Members and the public;
- is simple to operate;
- includes provision for annual review without the need for fundamental change;
- considers, subject to the necessary legislation, whether allowances should be pensionable;
- considers what other allowances, such as travel and subsistence, should be paid and in what circumstances; and
- considers the provision for different levels of allowance reflecting the responsibilities of the post-holders.

Current Position and Scope of the Review

- 4.5** The principal components of Wyre's current Members' Allowances Scheme are a flat rate Basic Allowance for all Members (a statutory element of all local authority schemes), together with SRAs allocated to defined post-holders, the amounts reflecting the relative additional responsibilities of each post over and above the Basic Allowance. These are supported by allowances for travel and subsistence costs incurred on defined 'approved' duties. The Scheme also provides for the payment of Carer's and Dependant Carer's Allowances.
- 4.6** The current version of the full Scheme (including the levels of allowances for 2021/22) is attached as Appendix 1 of this report.
- 4.7** The last comprehensive review of the Scheme was undertaken by the IRP in 2017/18, with recommended changes approved at the Council meeting of 8 March 2018. The Panel conducted "light-touch" interim reviews in 2018/19, 2019/20 and 2020/21, following which a number of minor changes were recommended and approved by the Council.

Methodology

- 4.8** To conduct the review, the IRP met on four occasions: 8 December 2021, 19 January 2022, 26 January 2022 and 16 February 2022.
- 4.9** Prior to the commencement of the review, all councillors were invited to make comments or suggestions for consideration by the Panel, but none were received.
- 4.10** As the request for councillors to make comments or suggestions for consideration did not elicit any responses, the Panel asked for a questionnaire to be devised and councillors were asked to complete it. The Democratic Services Team prepared an appropriate questionnaire, which was made available online. 30 responses were received from councillors and their responses are shown in graphical form at Appendix 3.
- 4.11** On 26 January 2022, the Panel conducted separate interviews with Cllr David Henderson, Leader of the Council, Cllr Michael Vincent, Deputy Leader and Resources Portfolio Holder and Cllr Lesley Mackay, Chairman of the Audit Committee, to individually provide their views on their roles and responsibilities and answer questions from Panel members. In order to enable the councillors to talk freely, the officers supporting the IRP were excluded from those interviews.
- 4.12** Mr Hyde also sought advice from Cllr Sir Robert Atkins, Chairman of the Climate Change Policy Group, about any possible approaches that might help to reduce councillors' carbon footprints by discouraging travel by car but nothing specific was identified. This is partly influenced by the lack of

legislation allowing hybrid or remote council meetings which currently limits all council's ability to reduce mileage in respect of these.

4.13 During the course of the review, the Panel has considered the effects of new developments following the last full review in 2018, including the impact of COVID-19 and has revisited issues raised in its previous two interim reviews. The IRP considered:

- benchmarking data including the comparative information collected in 2022 from a new “family group” of councils identified by the Chartered Institute of Public Finance and Accountancy (CIPFA) as geographically and demographically similar to Wyre;
- benchmarking data from the other district councils in Lancashire;
- the number of meetings of each of Wyre's committees that were held in the immediately preceding years;
- the payments made to each Wyre Councillor since 2016;
- travel expenses claimed by councillors over the preceding three years;
- whether the roles and duties of Committee Vice Chairmen might also justify the payment of SRAs; and
- the current version of the Scheme included in the Council's Constitution.

4.14 Members of the Panel have also had an opportunity to make comments by email prior to the finalisation of this report.

5. Key Issues and Proposals

General comments

5.1 Having considered all the information available, the Panel has decided to recommend only a small number of minor changes to the Scheme. The details of the IRP's reasoning in coming to its conclusions and the specific reasons for proposed changes are set out under each heading below.

Basic Allowances

5.2 The current Basic Allowance of £4,467 per annum paid to all Wyre Councillors is in the mid-range for similar authorities and for other districts in Lancashire.

5.3 The Panel consider that the practice, introduced by Wyre in 2012, of linking the Basic Allowance to the amount of the increase paid to employees in the preceding year is fair and impartial and that it continues to provide the most transparent and equitable method for any increases in Councillors' Basic Allowance.

- 5.4** Following the introduction of the process of increasing the Basic Allowance in line with the percentage increase in staff pay, recent increases since May 2018 have been 1%, followed by 2% increases from May 2019 and 2020 and a 2.75% in May 2021.
- 5.5** The Panel has concluded that it is appropriate to continue this practice and is therefore recommending that the Basic Allowance be increased by 1.75% from May 2022, to reflect the 1.75% increase paid to employees from April 2021.

SRAs for the Leader, Deputy Leader and other Cabinet Members

- 5.6** The comparative information considered by the IRP indicated that the SRAs paid to both the Leader of the Council and members of the Cabinet in Wyre occupied fourth position when ranked against those allowances for comparative authorities. The allowance paid to the Deputy Leader was by contrast closer to the lower end of the scale (12th out of 15).
- 5.7** At the interviews held on 26 January 2022, the Panel queried the apparent disparity between the allowances of the Leader and Deputy Leader and ascertained from their responses, that it was not necessary to attempt to bridge the differential because the Deputy Leader also received the Cabinet member allowance.
- 5.8** The Panel also considered whether the Deputy Leader's SRA and their Cabinet allowance should be combined and concluded that they should remain as separate SRAs to allow for any future contingency where a Deputy Leader might be selected who was not also a member of the Cabinet.
- 5.9** The IRP therefore considered that, based on the interviews with Cllr Henderson and Cllr Michael Vincent, there was no justification at this time for increasing the Deputy Leader allowance.

SRAs for Party Group Leaders

- 5.10** Each Party Group Leader currently receives an SRA based on the number of Members in their Party Group (defined as two or more members of the authority who wish to be treated as a political group).
- 5.11** There are currently four Party Groups represented within the Council and the Panel recognises that there is a need for the Leaders of the opposition groups to receive an allowance for the responsibilities they have to undertake when performing that role. The IRP is therefore recommending that for 2022/23, no change is required to the formula for calculating the allowance for Group Leaders and that the Leaders of the opposition groups continue to receive an allowance.

SRAs for Committee Chairmen and Vice Chairmen

- 5.12** The IRP thoroughly reviewed the levels of responsibilities of Committee Chairmen at the full IRP review in 2015 and, having looked at comparisons with other authorities, the only new issue raised with the Panel during the 2021/22 review was the multiplier for the Chairman of the Audit Committee, which had been reduced from 1.5x to 0.8x in 2012. The IRP has recommended an increase in this SRA to a 1x multiplier to reflect the increased responsibilities of the Committee.
- 5.13** The Panel identified no other significant disparities. The Panel are recommending that all other current multipliers of the Basic Allowance continue to be applied without amendment.

Vice Chairman

- 5.14** The IRP discussed whether Vice Chairmen should receive a SRA and resolved that at present there was insufficient evidence to indicate that an SRA would be justified. The Panel resolved to revisit this and consider the extent of the involvement of Vice Chairmen as part of its interim review in Autumn 2022 when, following the return to 'in person' meetings following COVID-19 restrictions, the extent of the involvement of Vice Chairmen might be better determined. Any subsequent recommendations by the IRP could then be considered by Council prior to May 2023.

SRAs for the Lead Members

- 5.15** Wyre currently has two Lead Members - Lead Member for Older People and Lead Member for Children and Young People - who have no decision-making powers. Their role is to develop expertise in their portfolio and provide information, advice and support where appropriate to the Cabinet on those topics as they are significant for all of the Cabinet portfolios. At the last full review, the IRP agreed that each Lead Member would continue to be paid a fixed sum of £250 per annum.
- 5.16** The Panel is recommending that no changes be made to these SRA's and that each Lead Member continue to be paid £250 in 2022/23.

SRAs for the Mayor and Deputy Mayor

- 5.17** The current levels of the allowances paid to the Mayor and Deputy Mayor of £9,423 and £1,848 per annum are in the mid-range for similar authorities. The Panel has therefore concluded that the current levels of the allowances paid to the Mayor and Deputy Mayor are considered reasonable for the roles undertaken and is recommending that no changes be made.

IT Costs

- 5.18** The Council has supplied all councillors with a tablet device that enables them to download and view agendas, reports and minutes before, during and after meetings using the Modern.Gov committee management

system. Councillors can also use their tablets to send and receive emails when they have Wi-Fi access and as a result, a separate IT Allowance, which had previously been paid in addition to the Basic Allowance, is no longer necessary and was withdrawn with effect from 2 May 2019. This move to paperless meetings has already helped to reduce the council's carbon footprint.

The Members' Allowances Scheme

- 5.19** Historically, the Panel undertook a thorough review of all other elements of the Scheme in 2014/15, including provisions for Travel Allowances, Subsistence Allowances and Carer's and Dependent Person's Allowance. The eligibility criteria for those allowances and the definition of "approved duties" were also made more explicit as part of the 2015/16 review.
- 5.20** The Panel scrutinised the current Scheme as part of this review and do not propose any additional changes to the Scheme for 2022/23. The minor amendments shown in Appendix 1 reflect changes in procedure.

Financial and legal implications	
Finance	<p>The cost of the Panel's proposed increase of 1.75% in the Basic Allowance is an estimated £3,900 and the consequential increases in the Special Responsibility Allowances based on multipliers of the Basic Allowance, would be £2,500.20 in 2022/23.</p> <p>These figures are within the aggregate estimated provision contained in the Medium Term Financial Plan.</p>
Legal	<p>The Council has a duty under Regulation 19 the Local Authorities (Members' Allowances) (England) Regulations 2003 to have regard to the recommendations of the Panel when considering any changes to the Scheme. The Council is also required, (under Regulation 22) to publicise receipt of the report and the main features of the Panel's recommendations.</p>

Other risks/implications: checklist

If there are significant implications arising from this report on any issues marked with a ✓ below, the report author will have consulted with the appropriate specialist officers on those implications and addressed them in the body of the report. There are no significant implications arising directly from this report, for those issues marked with a x.

implications	✓ / x
community safety	x

risks/implications	✓ / x
asset management	x

equality and diversity	x
sustainability	x
health and safety	x

climate change	✓
ICT	x
data protection	x

Processing Personal Data

In addition to considering data protection along with the other risks/ implications, the report author will need to decide if a 'privacy impact assessment (PIA)' is also required. If the decision(s) recommended in this report will result in the collection and processing of personal data for the first time (i.e. purchase of a new system, a new working arrangement with a third party) a PIA will need to have been completed and signed off by Data Protection Officer before the decision is taken in compliance with the Data Protection Act 2018.

Report Author	Telephone No.	Email	Date
Duncan Jowitt	01253 887608	duncan.jowitt@wyre.gov.uk	25 March 2022

List of Background Papers:		
Name of Document	Date	Where available for inspection
None	-	-

LIST OF APPENDICES

- Appendix 1 Current Members' Allowances Scheme (Council's Constitution Pt. 6.01) showing track changes
- Appendix 2 Proposed Levels of Allowances for 2022/23
- Appendix 3 Councillors' responses to IRP questionnaire 2022

Members' Allowances Scheme

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Section A: General Conditions

1. The following sections describe the arrangements under which Members may claim allowances; the procedure for submitting a claim; and levels of allowances. The general conditions outlined in this section apply to all claims. Appendix A sets out the scheme and shows the current level of Allowances and will be updated whenever amendments are made.
2. Members may be entitled to claim the following type of allowance:
 - (a) Basic Allowance
 - (b) Special Responsibility Allowance
 - (c) Travel Allowance
 - (d) Subsistence Allowance
 - (e) Carer's and Dependent Person's Allowance

If any member wishes to forego any of the above allowances, notification in writing must be made to the Chief Executive by the beginning of each municipal year; otherwise, allowances will be paid automatically for Special Responsibility and Basic Allowances and on the receipt of claims for other allowances.

3. Basic Allowance

This is based on an annual sum paid in equal monthly amounts and will be paid without claim to all Members apportioned on a daily basis for their period of office starting on the fourth day after their election. **The Allowance is taxable.**

The Scheme is approved by the full Council, on the basis of recommendations made by the Independent Remuneration Panel ([IRP](#)). The IRP reviews the scheme annually – undertaking a full review every 3 years and a “light-touch” interim review in other years. Any recommendations made by the Panel are reported to the Council with any approved changes implemented at the start of the Municipal Year in May.

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Since 2012 the Basic Allowance paid to each Councillor has been linked to the percentage increase in staff pay in the preceding year.

The amounts currently payable under the Scheme are set out in Appendix A.

4. Special Responsibility Allowance

This may be claimed only by the holders of certain designated posts and is calculated by reference to the Basic Allowance.

The allowance is based on an annual sum paid in equal monthly amounts. It will be apportioned on a daily basis for members starting and finishing their period of special responsibilities during the course of the financial year.

Post	Calculation
Leader	4 x Basic Allowance
Deputy Leader	0.5 x Basic Allowance
Cabinet Members	2 x Basic Allowance
Group Leaders *	(n/55) x Basic Allowance, where n = no. of Members in Group
Chairman of Overview and Scrutiny Committee	1.5x Basic Allowance
Chairman of Audit Committee	1 x Basic Allowance
Chairman of Planning Committee	1.5 x Basic Allowance
Chairman of Licensing Committee	1 x Basic Allowance
Chairman of Standards Committee	0.1 x Basic Allowance
Lead Members	Fixed sum as specified in Appendix A
Mayor**	Annual sum as specified in Appendix A
Deputy Mayor**	Annual sum as specified in Appendix A

Note * Payable in respect of a group of two or more Members.

** A fixed sum for 2022/23.

*** A fixed Annual Allowance which reflects the Mayor's/Deputy Mayor's Civic Duties.

The amount for Group Leaders will change consequent upon the results of by-elections or Full Council elections that affect the balance of the groups.

The Special Responsibility Allowance is taxable and other than fixed sum allowances, will be increased annually in line with the increase in the Basic Allowance.

See Appendix A for the current amounts.

5. Travel Allowance

(a) Journeys

Members are eligible for this allowance only where expenditure is **necessarily incurred** in the performance of an approved duty as defined in Section B. Mileage can only be claimed from a Member's home to the location at which the approved duty is taking place. If mileage is being claimed from a Member's place of work, then the claim must not exceed the home to work mileage and if the journey is shorter then the lower value must be claimed.

The prescribed rates of payment for travel within the United Kingdom are shown in Appendix A. For travel abroad actual expenditure is reimbursed (after prior approval by the Chief Financial Officer).

There are three modes of travel for which allowance is payable:-

- (1) By public transport (actual cost reimbursed).
- (2) By a Member's own motorcycle.
- (3) By a Member's own private motor vehicle, or one belonging to a member of his/her family or otherwise provided for his/her use.

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When claiming mileage by a private vehicle, **only that for the shortest route is payable**. However, if the use of a motorway results in a substantial saving of time, the actual mileage may be claimed (details of which should be given).

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These rates will be amended as necessary in order to ensure parity with the rates paid to Council employees.

Actual cost will be reimbursed for rail travel as with all public transport and the option that offers best value for the council will be selected.

[Members can submit a request relating to rail travel via Democratic Services and are asked to provide plenty of notice as advance booking of rail fares can be significantly cheaper than standard prices. Members should use a website like the Trainline to identify preferred times of travel and be aware that some rail fares cannot be refunded if unused. Members will be contacted by a member of Finance to arrange collection of their travel documents.](#)

Deleted: If Members wish to avail themselves of the Rail Warrant facility provided by the Council, they should complete the appropriate requisition voucher and submit it to the Financial Services Team. Any travel allowance claimed should be reduced by the value of such warrant or any other ticket or voucher provided for the journey.¶

Deleted: using the online form on the Wyre Hub

Any deviation from this policy should be agreed in advance with the Corporate Director Resources (S.151 Officer), and in the event of a dispute, referred to the Cabinet.

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(b) Incidental Expenses

Members are entitled to claim only those travel-linked expenses that are incurred in the performance of an approved duty, e.g. car parking fees, toll charges etc.

When making a claim, Members should give full details and, whenever possible, attach the relevant receipts to support claims.

(c) Motor Vehicle/Cycle Insurance and Driving Licence

Members are advised that they should ensure that their current insurance policy covers them for use on Council Business. Members are required to certify on their claim form that this has been adhered to and that they hold a current driving licence.

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6. Subsistence Allowance

Members are eligible for this allowance only where expenditure is **necessarily incurred** in the performance of an approved duty as defined in Section B.

The prescribed rates of payment for the performance of duties within the United Kingdom are shown in Appendix A.

For performance of duties abroad actual expenditure is reimbursed (after prior approval by the Corporate Director Resources (Section 151 Officer)).

Members should give full details when submitting a claim for this allowance, and certify that they have incurred additional expense, attaching any receipts.

7. **Carer's and Dependent Person's Allowance**

Payments will be made for expenses that are actually and necessarily incurred by Members in the conduct of approved duties as defined in Section B. Care relates to dependant relatives living with the Member or co-optee, as follows:

- (i) children aged 14 or under;
- (ii) elderly relatives requiring full-time care; and
- (iii) relatives with disabilities who require full-time care.

Receipts for the care costs incurred must be provided.

Allowances cannot be claimed for care provided by an immediate family member or a member of the Councillors household.

The current rate is shown at Appendix A.

This rate will be amended as necessary in order to reflect the national minimum wage.

8. **IT Costs**

All Councillors are now supplied with a tablet computer which enables them to download and view agendas, reports and minutes before, during and after meetings. The tablet devices can also be used by Councillors to send and receive emails when they have access to wi-fi. The separate IT Allowance, previously paid in addition to the Basic Allowance was therefore withdrawn with effect from 2 May 2019. However, the Chief Executive is authorised, in exceptional circumstances, to make a payment to a Councillor experiencing financial hardship to obtain internet access at home.

Section B: Meaning Of "Approved Duty"

9. **Approved Duties**

Travel, subsistence and carer's and dependent person's allowances will only be paid for Councillors engaged on "approved duties" which are specified as follows:

- Meetings of bodies to which Councillors are appointed by the Council e.g. the Cabinet, Overview and Scrutiny Committee or Regulatory Committees;
- Meetings to which Councillors are invited in order to present a report or provide evidence;
- a meeting of Full Council;
- Task Groups appointed by Overview and Scrutiny Committee;
- a meeting of some other body to which the Council makes appointments or nominations e.g. Fleetwood Fielden Charity, or;
- duties undertaken on behalf of the Council as agreed by the Chief Executive.

10. **Duties not Eligible for the Payment of Any Travel, Subsistence, Carers and Dependent Person's Allowances**

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Deleted: Carers'

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Deleted: Dependant

- (i) Attendance by Members formally appointed as the Council's representatives at meetings of outside bodies consisting of local authority representatives who carry out functions closely connected with the Council's functions and who are authorised to pay travelling, subsistence and/or attendance allowances.
- (ii) Ward duties.
- (iii) Attendance at meetings considered to be of a party political nature.

Note: For ease of reference the full list of outside bodies for which allowances can be claimed, which is reviewed each year at the Council meeting in May, is published with the minutes of that meeting.

11. **Attendance at Conferences**

Travel and subsistence allowances will be paid at the usual rates to Members attending approved conferences, or other similar events.

12. **Attendance at Official or Courtesy Visits**

A Member attending an official or courtesy visit within the United Kingdom on behalf of the Borough, including Royal Garden Parties, shall be eligible for travel and subsistence allowances at the usual rates, attendance to be authorised by the Chief Executive.

13. **Attendance at Meetings of Bodies Prescribed by the Secretary of State**

The Local Government Act 1972 specifies that "approved duty" shall include the doing of anything as a member of a body prescribed by the Secretary of State to which the Member has been appointed by or on the nomination of the Council in pursuance of a duty imposed on or a power granted to the Council by any enactment or instrument (including Royal Charter). Any Member doing anything as a member of such a body for the purpose of, or in connection with, the discharge of the functions of that body is therefore eligible for travel and subsistence allowances at the usual rates.

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Section C: Procedure for Claiming Allowances

14. Allowance claims should be submitted to the Democratic Services Team on the official form by the 15th day of each month. All claims submitted by that date will be paid on the 15th day of the following month directly into the Councillor's bank account. Claims received after that date will be paid in the following month.

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Members are required to submit claims within two months of the date on which the entitlement to the allowance arises is carried out.

When completing claim forms, Members are requested to:

- (a) Enter their name and address.

- (b) Delete modes of travel not applicable (ie. indicate if travel is by private car, private motor cycle or by public transport).
- (c) Indicate car or motor cycle details:
 - (i) Engine size of vehicle.
 - (ii) Make of vehicle.
 - (iii) Registration number of vehicle.
- (d) Enter date of duty.
- (e) Enter place of duty.
- (f) Enter amount of attendance or financial loss allowance received from an outside body.
- (g) Enter the place that the journey starts and finishes, (including those for outside bodies).
- (h) Enter the names of official passengers taken in a private vehicle in order to qualify for a higher allowance.
- (i) Enter miles driven (based on the shortest route) or public transport fares incurred.
- (j) Enter amount of incidental expenses with the necessary explanatory detail.
- (k) Enter the subsistence amount claimed with the necessary explanatory detail and, whenever possible, attach any VAT receipts to support the amount.
- (l) Enter the number of hours claimed for the carer's allowance calculated from the time leaving home to the time returning to home.
- (m) Indicate by deleting yes/no if vehicle has been changed since last claim
- (n) Sign the form, ensuring that the statement above the signature has been adhered to.

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Note: payment of these allowance is dependent on expenditure actually being incurred and Members must sign the form to that effect when claiming. Members are reminded that claims are not permissible when allowances have been claimed from another body.

Blank claim forms can be obtained from the Democratic Services Team.

15. Income Tax

A payment in respect of the performance of the duties of a Member counts as a taxable "emolument" (remuneration).

A payment which is no more than the reimbursement to the Member for the extra expense he/she has necessarily incurred in carrying out his/her duties is not normally taxable (reimbursement).

(a) Basic Allowance and Special Responsibility Allowance

These are payable to a Member as of right, whether or not he/she has lost earnings or incurred expenses. They are classed as REMUNERATION and are regarded by Inland Revenue as **taxable**.

New members need to obtain a P46 from the Human Resources Section, complete and return it so that code numbers can be obtained from the Inland Revenue on their behalf.

Tax codes continue unless notification is received from the Inland Revenue.

Any queries on this aspect should be referred to the HR Team.

(b) Travel Allowance

A Member's home is regarded as his/her place of work and his/her travel expenses are all regarded as being "in the performance of his/her duties".

Any amount paid in excess of the Approved Mileage Allowance Payment (HMRC rate) is currently taxable and will be deducted at source. The Government have announced their intention to introduce legislation to exempt from income tax and national insurance, travel expense payments made to local councillors.

(c) Subsistence and Carer's and Dependent Person's Allowances

These are regarded as REIMBURSEMENT of expenses and are consequently **not liable to income tax**.

16. National Insurance

Members' Allowances are subject to National Insurance deductions. See Appendix A for limits.

17. Pensions For Members

Pensions are not paid to Councillors.

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Recommended Levels of Allowances 2022/23

The following allowances apply to the Wyre Council Members' Allowances Scheme set out in Part 6.01 of the Constitution. The payments set out below assume that the recommendations of the IRP to the Council meeting on 14 April 2022 are approved. The allowances paid to the Group Leaders reflect the current political balance of the Council updated from 4 March 2022 pending a by-election: Conservative 36, Labour 8, Wyre Alliance 3 and Wyre Residents 2.

Basic Allowance

Annual amount per Member (as at 12 May 2022) £4,545

Special Responsibility Allowance

Responsibility	Method of calculation	Annual Amount
Leader	4 x Basic Allowance	£18,180
Deputy Leader	0.5 x Basic Allowance	£2,272.50
Cabinet Members (6)	2 x Basic Allowance	£9,090
Group Leaders*	(n/50) x Basic Allowance, where n = no. of Members in Group	£3,272.40 (Con) £727.20 (Lab) £272.70 (Wyre All) £181.80 (Wyre Res)
Chairman of Overview and Scrutiny Committee	1.5 x Basic Allowance	£6,817.50
Chairman of Audit Committee	1 x Basic Allowance	£4,545
Chairman of Planning Committee	1.5 x Basic Allowance	£6,817.50
Chairman of Licensing Committee	1 x Basic Allowance	£4,545
Chairman of Standards Committee	0.1 x Basic Allowance	£454.50
Lead Members (2)	Fixed Sum**	£250
Mayor	Annual Sum***	£9,423
Deputy Mayor	Annual Sum***	£1,848

Note: * Payable in respect of a group of two or more Members

** A fixed sum for 2022/23

*** An annual allowance which reflects the Mayor's/Deputy Mayor's Civic duties

To illustrate: the total amounts payable to recipients of Special Responsibilities in 2021/22 are expected to be as follows (provided no changes to political balance or responsibilities occur):

Leader of the Council	(£4,545 + £18,180 + £3,272.40)	= £25,997.40
Deputy Leader	(£4,545 + £9,090 + £2,272.50)	= £15,907.50
Cabinet Members	(£4,545 + £9,090)	= £13,635
Labour Group Leader	(£4,545 + £727.20)	= £5,272.20
Wyre Alliance Group Leader	(£4,545 + £272.70)	= £4,817.70
Wyre Residents Group Leader	(£4,545 + £183)	= £4,726.80
Chairman of Overview and Scrutiny Committee	(£4,545 + £6,817.50)	= £11,362.50
Chairman of Audit Committee	(£4,545 + £4,545)	= £9,090

Chairman of Planning Committee	(£4,545 + £6,817.50)	= £11,362.50
Chairman of Licensing Committee	(£4,545 + £4,545)	= £9,090
Chairman of Standards Committee	(£4,545 + £454.50)	= £4,999.50
Mayor	(£4,545 + £9,423)	= £13,968
Deputy Mayor	(£4,545 + £1,848)	= £6,393

Travel Allowances

- a. For travel by rail, the option that offers best value for the council will be selected. Rail Travel Warrants should be used whenever possible, their value to be deducted from any amounts claimed.
- b. Member's or Co-optee's own motor cycle usage will be linked to the HMRC rate for tax allowances (currently 24p per mile).
- c. Member's or Co-optee's own private motor vehicle, or one belonging to a member of her/his family or otherwise provided for her/his use will be paid at a flat rate per mile (currently 52.2p). The allowance will be linked to the NJC car mileage rates paid to officers and reflect the mid-point of the casual user rate.
- d. Increase for each passenger to whom travelling expenses would otherwise be payable up to a maximum of four is paid at the HMRC rate for tax allowances (currently 5p per mile).

Subsistence Allowances

1. Day Subsistence

This is not normally paid as attendance at conferences and seminars will include the provision of refreshments/lunch.

2. Overnight Subsistence

The Overnight allowance to cover hotel bills including breakfast is normally arranged via the Financial Services team and paid directly by the Council. An evening meal allowance of £15 is payable on the production of valid receipts.

Dependants' Carers' Allowance

Amount per hour, calculated from time leaving home to time returning home, paid in accordance with the national minimum wage.

National Insurance Contributions (with effect from 06/04/2022)

Earnings allowable before deductions made	£9,880 per annum (£823 per month)
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Independent Remuneration Panel Questionnaire for Elected Members

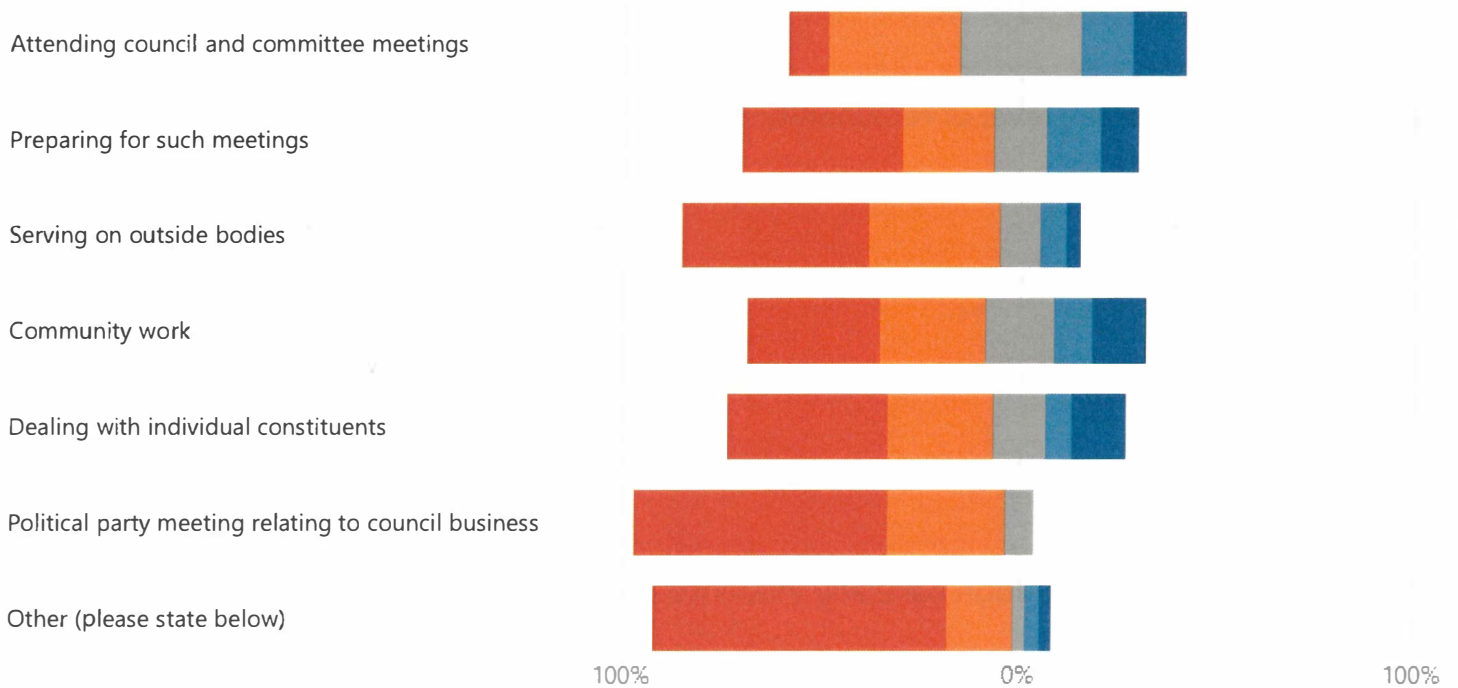
30
Responses

10:20
Average time to complete

Active
Status

1. How many hours per month do you estimate that you spend on each of the following council activities?

0 - 5 5 - 10 10 - 15 15 - 20 20+

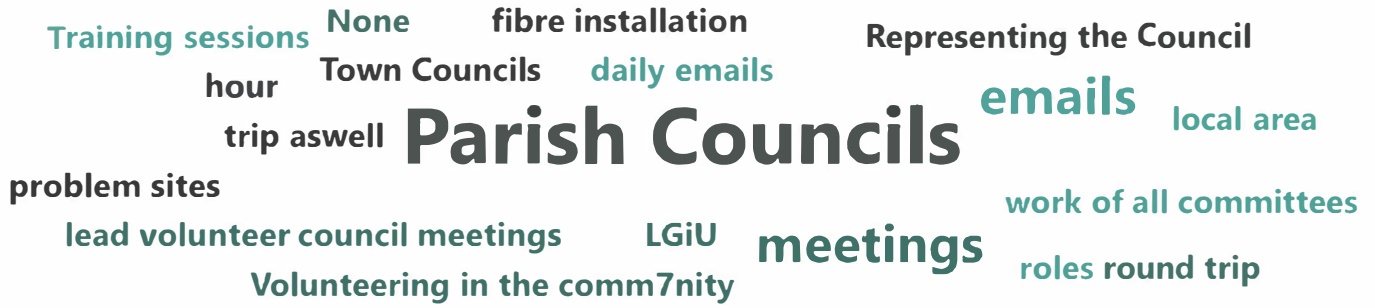


2. If you selected other, please state below.

17
Responses

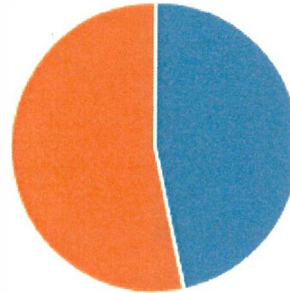
Latest Response
"Attending Training Webinars etc "

3 respondents (19%) answered **Parish Councils** for this question.



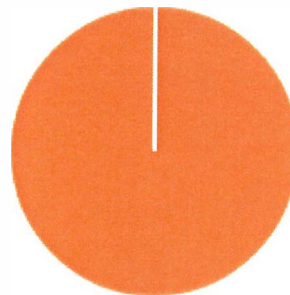
3. Were you aware of the level of remuneration available to you prior to taking up the role of an Elected Member?

● Yes	14
● No	16



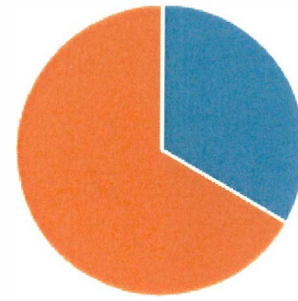
4. Did the level of remuneration have any influence on your decision to become an Elected Member?

● Yes	0
● No	14



5. Do you consider that the current level of your allowance should be changed?

● Yes	10
● No	20

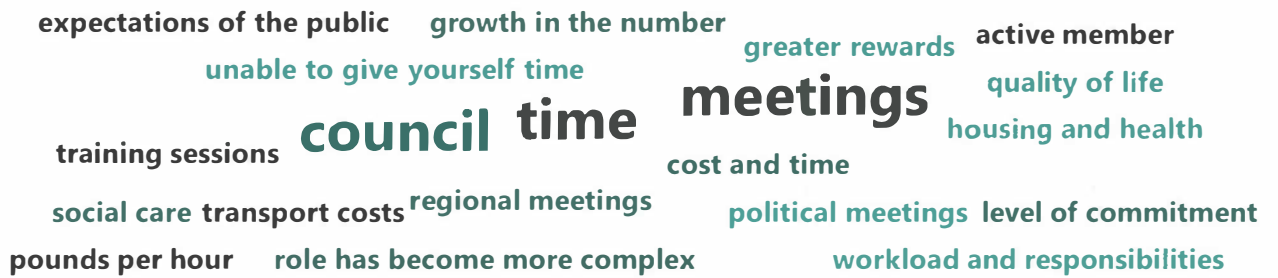


6. If yes, please state why?

10
Responses

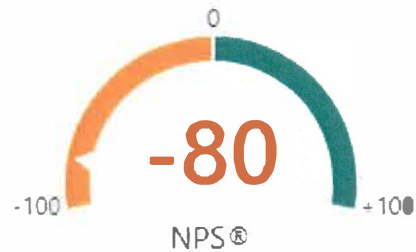
Latest Responses

2 respondents (20%) answered **time** for this question.



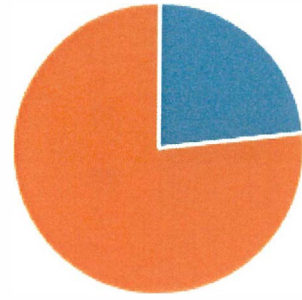
7. When considering whether or not to stand for re-election in the future, how significant a factor would the level of allowances be for you?

Promoters	2
Passives	2
Detractors	26



8. Do you claim mileages allowances for approved council duties?

● Yes	7
● No	23



9. What is the age and model of your private motor vehicle?

7
Responses

Latest Responses
"6 years old Honda Jazz"

3 respondents (50%) answered **years old** for this question.

Nissan

Astra

years old

answer

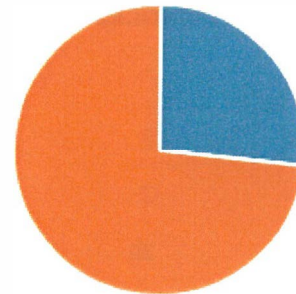
old Duster

old Jaguar

suzuki swift

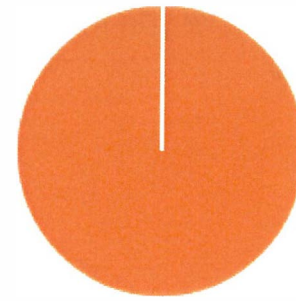
10. Do you car share with other councillors to approved council duties?

● Yes	8
● No	22



11. Do you claim travel allowances for your passengers?

● Yes	0
● No	8



12. Would you be interested in incentives for greener travel choices? (i.e higher rates for car sharing, electric/hybrid vehicles, public transport) Please comment below.

30
Responses

Latest Responses

"N/A I already use public transport ie the train to travel to meetings in..."

"no"

"Not yet."

4 respondents (14%) answered **travel** for this question.



13. Would more opportunities for electric/hybrid car usage (e.g. a charging point in the Civic Centre car park) make you more interested in greener travel to approved council duties? Please comment below.

30
Responses

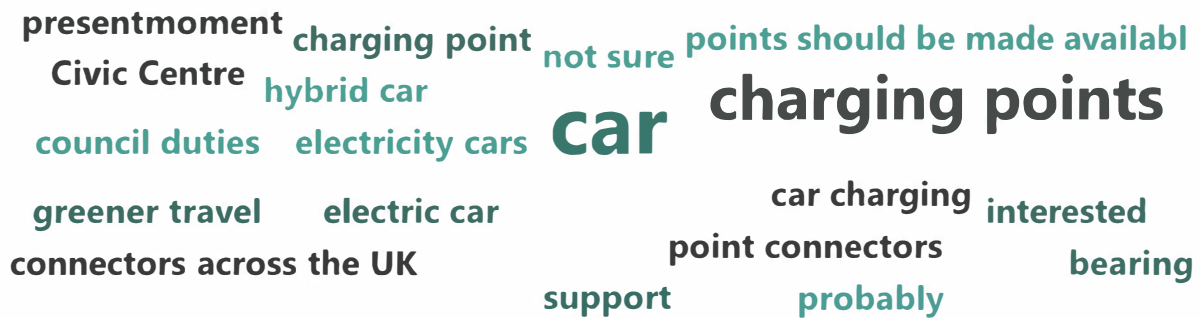
Latest Responses

"N/A"

"no"

"charging points at Civic Centre. "

4 respondents (14%) answered **car** for this question.



14. Do you have any additional comments regarding allowance rates for your role as an Elected Member, which might be of interest to the panel?

22
Responses

Latest Responses

"I don't think that many people contemplating standing as a Councillor..."

"no"

"Very little travel in my work."

4 respondents (19%) answered **councillors** for this question.





Report of:	Meeting	Date
Councillor John Ibison, Chairman of Overview and Scrutiny Committee	Council	14 April 2022

Overview and Scrutiny Committee: Annual Report 2021/22

1. Purpose of report

- 1.1 To inform Council about the work that the Overview and Scrutiny Committee has undertaken since the last annual report submitted on 22 April 2021.

2. Recommendation

- 2.1 That the report be noted.

3. Background

- 3.1 The Annual Report details the work of the Overview and Scrutiny Committee and their main achievements for the municipal year. The report is designed to inform all councillors and residents of this work in an accessible and engaging format.
- 3.2 Since the last Annual Report to full Council, the Overview and Scrutiny Committee has met on eight occasions.
- 3.3 This report highlights the key projects and achievements of the Committee, and therefore does not provide an exhaustive list of all meetings, discussions, or recommendations that occurred in Overview and Scrutiny this year. Reports, agendas and minutes of each meeting can be viewed on the public website [here](#).
- 3.4 The Overview and Scrutiny Annual Report is attached at Appendix 1.

Financial and legal implications	
Finance	There are no financial implications associated with this report.
Legal	There are no legal implications associated with this report.

Other risks/implications: checklist

If there are significant implications arising from this report on any issues marked with a ✓ below, the report author will have consulted with the appropriate specialist officers on those implications and addressed them in the body of the report. There are no significant implications arising directly from this report, for those issues marked with a x.

risks/implications	✓ / x
community safety	x
equality and diversity	x
sustainability	x
health and safety	x

risks/implications	✓ / x
asset management	x
climate change	x
ICT	x
data protection	x

Processing Personal Data

In addition to considering data protection along with the other risks/ implications, the report author will need to decide if a 'privacy impact assessment (PIA)' is also required. If the decision(s) recommended in this report will result in the collection and processing of personal data for the first time (i.e. purchase of a new system, a new working arrangement with a third party) a PIA will need to have been completed and signed off by Data Protection Officer before the decision is taken in compliance with the Data Protection Act 2018.

report author	telephone no.	email	date
Marianne Unwin, Democratic Services Officer	01253 887326	Marianne.Unwin@wyre.gov.uk	24/03/2022

List of background papers:		
name of document	date	where available for inspection
None		

List of appendices:

Appendix 1 – Overview and Scrutiny Annual Report 2021/22



OVERVIEW AND SCRUTINY ANNUAL REPORT

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This document can be made available in other formats. For more information please contact democratic.services@wyre.gov.uk or telephone (01253) 887326.

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Overview and Scrutiny Committee Chairman 2021/22: Councillor John Ibison

“Wyre’s Overview and Scrutiny Committee had many successes this municipal year; however, the impact of the pandemic was still very apparent. Members and officers have worked extremely hard to return to in-person meetings and ensure they are safe and Covid-19 secure.

The year 2021 saw the completion of the Centre for Governance and Scrutiny’s (CfGS) review of Wyre’s scrutiny function; subsequently, the committee completed work to address some of their recommendations such as an Action Plan, a Work Programme Prioritisation Guide and a Work Programme Workshop. Member development is very important to the committee; therefore, the committee and the Chairman have been on a substantial amount of training throughout the year, as touched on in this report.

In conclusion, Wyre’s Overview and Scrutiny Committee continues to add value and do its part to ensure the best for the borough’s residents.

Many thanks,

John Ibison (Chairman of the Overview and Scrutiny Committee).”

SCRUTINY AT WYRE

The scrutiny function acts on behalf of the community to improve services and decision-making inside and outside the council. This is achieved through in-depth task group reviews, evidence sessions on a topic or questions to service providers, Cabinet members or partners.

Structure of Scrutiny:



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Committee membership 2021/22:

- 14 members of the council
- 11 Conservative councillors, 2 Labour councillors, and 1 Wyre Alliance councillor
- On 7 June 2021, Councillor Ibison was re-elected as the Chairman of the committee and Councillor Matthew Vincent was re-elected as Vice Chairman

Functions:

The committee will discharge the functions conferred by Section 21 of the Local Government Act 2000 or Regulations under Section 32 of the Local Government Act 2000.

In addition, the committee will, as per the Constitution:

- assist the Council and the Cabinet in the development of its budget and policies;
- challenge the boundaries of existing policies and think creatively about possible new policies or solutions to problems;
- conduct research, community and other consultation and to consider possible options;

- make a positive contribution to the improvement of services;
- liaise with external organisations operating in the area, to ensure that the interests of local people are enhanced by collaborative working;
- review and scrutinise the decisions made by and performance of the Cabinet or individual portfolio holders and by Council officers where decisions have been delegated, both in relation to individual decisions and over time;
- review and scrutinise the performance of the Cabinet in relation to the Council's policy objectives, performance targets and/or particular service areas;
- make recommendations to the Cabinet and/or the Council arising from the scrutiny process.
- undertake the Council's statutory requirements to scrutinise the Crime and Disorder partnership.
- consider any Councillor Call for Action (CCfA) submitted to it by the Service Director Performance and Innovation. If appropriate, the Committee will make recommendations to the Cabinet, in accordance with the procedures set out in the Council's CCfA Scheme (Part 5.10).

SCRUTINY'S DEVELOPMENT

Centre for Governance and Scrutiny review – completed:

At the beginning of 2021, the Centre for Governance and Scrutiny (CfGS) carried out an evaluation of Wyre Council's scrutiny function.

The purpose of the review was to give the council an external perspective on how well the current model of scrutiny is functioning, and fulfilling its essential role of policy shaping, holding the Cabinet to account and reviewing issues of importance to local communities. CfGS undertook a review of the current scrutiny arrangements, involving two days of evidence gathering through conversations with members and officers on 25 and 26 January 2021. In addition, they observed an Overview and Scrutiny Committee meeting, reviewed key documents, and created and analysed a member survey.

CfGS staff who conducted the review:

- Ian Parry – Head of Consultancy
- Kate Grigg – Senior Research Officer

They met with 13 Members and eight Officers, including the Council Leader, Deputy Leader, members of Cabinet, Group Leaders, Scrutiny Chair, Members of the Scrutiny Committee, the Council's Chief Executive, Cabinet and Senior Leadership Team as well as Governance and Democratic Services Officers.

Since its completion, the committee have reflected on this review and implemented options for improvement. An action plan was created detailing some improvement action points. A Workshop Programme Prioritisation guide was created in order to assist members with deciding items for review. Members have also attended internal and external training sessions and webinars to guide them with this development. This will be explained in more detail below.

As recommended in the CfGS report, members of the Overview and Scrutiny Committee and the Corporate Management Team attended a Work Programme Workshop hosted by Democratic Services. This workshop involved a shortlist of priority topics for the next 12 months according to an agreed selection criteria and rationale. Those topics were then filtered through an agreed scoring system to provide a final shortlist for consideration in the work programme.

Work Programme prioritisation:

An effective scrutiny work programme should focus on strategic corporate objectives and on making a difference for the residents of Wyre. Prioritisation is essential, and scrutiny benefits from an agreed methodology to filter and select topics for the work programme.

A criteria was created for councillors when thinking about what is appropriate to put in the O&S Work Programme and this will now be used going forward. This also highlighted that a topic should not be considered for review if it has been reviewed during the current four-year political cycle.

This criteria is attached at Appendix A.

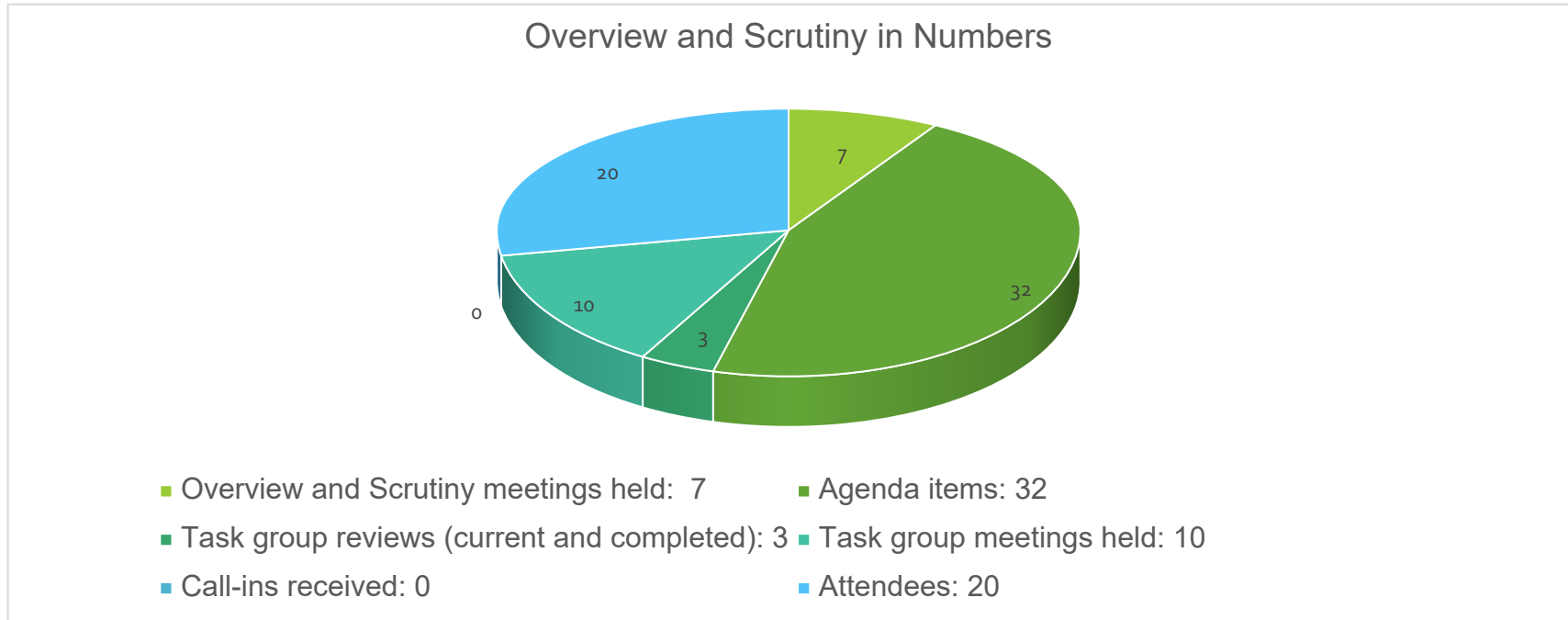
Member training:

Owing to the results of the councillors survey (January 2021), Wyre Councillors Action Plan (March 2021) and the CfGS review, as mentioned above, member development has been one of the most important areas for the committee this year. They have immersed themselves in multiple sessions both internal and external.

The members of the Overview and Scrutiny Committee have been invited/booked to the following sessions in 2021/22:

- LGiU Introduction to Scrutiny (15/06/2021)
- LGiU Questioning Skills (17/06/2021)
- CfGS Scrutiny Review Presentation (17/06/2021)
- An Introduction to Overview and Scrutiny at Wyre for new members – in house (30/06/2021)
- CfGS Work Programming making scrutiny more effective (19/07/2021)
- LGA Leadership Academy Programme (18/09,7/11/2021)
- LGA Effective Scrutiny (21-22/09/2021)
- Updated Overview and Scrutiny training – in house (14/10/2021)
- Wiz Training Dealing with Conflict, Challenging People and Situations (21/10/2021)
- LGA Scrutiny Essentials Webinar (22/11/2021)
- CfGS Scrutiny Round table (10-14/01/2022)
- CfGS Information Access and Evidence-based Scrutiny (12/01/2022)
- NW Employers Strategic Scrutiny Network (03/02/2022)
- CfGS Executive Working and Delivering Effective Recommendations (08/02/2022)
- Budget Briefing (09/02/2022)
- Effective Questioning Skills for Scrutiny in house (10/02/2022)
- O&S Work Programme Workshop (24/02/2022)
- Treasury Management Briefing (24/02/2022)

Overview and Scrutiny in Numbers



Committee meetings:

- Meetings of the full committee meetings are open to the public to attend.
- Each meeting typically lasts 1 – 2 hours.
- The committee meets at least eight times a year, usually on Monday evenings.
- Owing to Covid-19 and social distancing, all meetings took place in the Council Chamber.

Attendance:

- Councillor John Ibison – 6/7
- Councillor Matthew Vincent - 5/7
- Councillor Sir Robert Atkins - 6/7
- Councillor Peter Le Marinel - 7/7
- Councillor Ian Amos - 4/7

- Councillor Rita Amos - (dispensation in terms of attendance at meetings was granted at Full Council on 2 December 2021. Sadly, Councillor Rita Amos passed away on 3 March 2022)
- Councillor Howard Ballard - 5/7
- Councillor Emma Ellison - 1/7
- Councillor Rob Fail - 7/7
- Councillor Jonny Leech – 2/6 (membership ceased on 27 January 2022)
- Councillor Paul Longton - 6/7
- Councillor Kenneth Minto - 5/7
- Councillor David O’Neill - 5/7
- Councillor Elizabeth Webster – 4/7
- Councillor Peter Cartridge – 1/1 (new member since 27 January 2022)

Attendees:

- Ruth Hunter (Head of Public Realm and Environmental Sustainability)
- Councillor Bridge (Street Scene, Parks and Open Spaces Portfolio Holder)
- Councillor Berry (Neighbourhood Services and Community Safety Portfolio Holder) x 2
- Neil Greenwood (Head of Environmental Health and Community Safety) x 2
- David Thow (Head of Planning Services)
- Councillor Alice Collinson (Planning Policy and Economic Development Portfolio Holder)
- Councillor Julie Robinson (Co-opt member of the Lancashire County Council Health Scrutiny Committee)
- Beth Goodman (Deputy Director of Commissioning)
- Dr Hartley-Smith (Clinical Director)
- Councillor David Henderson (Leader of the Council) x 2
- Garry Payne (Chief Executive) x 2
- Councillor Michael Vincent (Resources Portfolio Holder and Deputy Leader)
- Clare James (Corporate Director Resources and Section 151 Officer)
- Marianne Hesketh (Corporate Director Communities)
- Andrew Snowden (Police and Crime Commissioner)
- Cara Leadbetter (Chief Inspector)

Agenda items:

- O&S Work Programme 2020/21 – update
- O&S Work Programme 2021/22 – update and planning x 7
- Citizens Advice Bureau Review Task Group report – draft
- Update of the District Enforcement service over the past year – 2020/21
- Planned Maintenance and Investment Projects Statement – 2021/22
- Business Plan 2020/21, Quarterly Performance Statement (Quarter 4: January – March)
- O&S Work Programme 2021/22 – update and planning (standing item)
- Review of the implementations of the recommendations of Public Conveniences Task Group report
- An update on waste and recycling management
- Discussion about Overview and Scrutiny Committee pre meetings
- Review of the implementations of the recommendations of the Domestic Abuse Task Group: 5 years on
- Planning Enforcement - update
- Business Plan 2021/22 – Quarterly Performance Statement (Quarter 1: April – June)
- Annual update regarding the work of Lancashire County Council Health Scrutiny Committee
- Annual update from the Fylde and Wyre Clinical Commissioning Group
- An update on Wyre’s Covid-19 response
- Fees and Charges - draft
- Business Plan – Quarterly Performance Statement (Quarter 2: July – September)
- Tourism Recovery in Wyre Task Group – draft report
- Business Plan 2022/23
- Planned Maintenance and Investment Projects Schedule for 2022/23 – draft
- District Enforcement Pilot Task Group – draft report
- PCC Police and Crime Plan – update from the Police and Crime Commissioner
- Wyre Community Safety Partnership – annual scrutiny review
- Business Plan – Quarterly Performance Statement (Quarter 3: October – December)
- O&S Work Programme 2022/23 – planning

Task Group reviews current and completed:

- Tourism Recovery in Wyre Task Group (completed)
- District Enforcement Pilot Task Group (completed)
- Tackling Youth Anti-social Behaviour in Wyre Task Group (current)

The committee reviewed the progress of the implementation of recommendations, which had been accepted by Cabinet, of the following reviews:

- Public Conveniences Task Group
- Domestic Abuse Task Group (five years on)

KEY ACHEVIEMENTS 2021/22

The committee's work has focused on the delivery of the annual Overview and Scrutiny Work Programme. The committee's Work Programme has remained sufficiently flexible to accommodate other issues as and when they have arisen.

The following include some of scrutiny's key achievements over the last municipal year:

Updated scoping document template

The scoping document template has been updated to reflect the outcomes and recommendations from the Centre for Governance and Scrutiny review concluded in mid-2021. Members recognised the need to update this document and agreed to the updated version.

Tourism Recovery in Wyre

The Overview and Scrutiny Committee agreed to commission a task group on tourism recovery group in the light of the impact of the Covid-19 pandemic. The review was carried out over five meetings held on 28 June, 20 July, 11 August, 15 September and 4 October 2021.

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The aims for the review were as follows (as per the Scoping Document):

1. To assess how the Covid-19 pandemic may have affected the tourism offer in Wyre
2. To explore the ReDiscover Wyre Campaign
3. To capitalise on 'staycations'
4. To understand Wyre's USP The Great Outdoors and identify enhancements
5. To explore both the rural and coastal offerings including the impact of recent filming in the area
6. To understand Wyre's support for local businesses and identify opportunities
7. To identify areas of improvement particularly with a focus on the Welcome Back Fund
8. To make succinct recommendations to Cabinet on how we can support tourism recovery in Wyre
9. To make recommendations to the Overview and Scrutiny Committee on specific and focused related topics that might be considered for further scrutiny review

After substantial research and hearing evidence from multiple expert witnesses, the group agreed 13 recommendations that went to Cabinet for review on Wednesday 12 January 2021. The following recommendations (numbered as per the report) were accepted:

3.1 That the council concentrates on the promotion of Wyre as a tourist destination.

3.2 *That the Discover Wyre website be brought in-house.*

3.3 *That improvements be made to the Discover Wyre website and for it to concentrate on promoting the individual towns within the borough, ensuring all areas are covered equally.*

3.5 *That a digital marketing strategy for the council's various digital platforms be created, in order to benefit the wider tourism strategy. In addition, report the defined objectives of this strategy back to the Overview and Scrutiny Committee (O&S).*

3.6 *That there is a continued collaborative working relationship between the Tourism, Events and Communication teams.*

3.7 *That coach industries and businesses be invited back to Wyre to see what coach offer/packages Wyre can offer.*

3.10 *To explore options that will enhance the Civic Centre, including the Members Lounge, to make it a more attractive venue for weddings and other events.*

3.12 *That the implementation of the recommendations agreed by Cabinet be reviewed by the Overview and Scrutiny Committee after 12 months.*

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The final report of this task group and the full minutes for the Cabinet meeting can be found on the Wyre Council website here:

<https://wyre.moderngov.co.uk/ieListDocuments.aspx?MId=1390&x=1>.

District Enforcement pilot

Wyre Council first introduced the pilot scheme with District Enforcement on 5 September 2018, it was agreed that the council would enter a 12-month environmental enforcement trial with District Enforcement. The agreement was then extended the on 12 March 2021 for another year (until March 2022).

A task group to review the pilot scheme was originally commissioned at the Overview and Scrutiny Committee meeting held on Monday 22 July 2019.

Owing to the unforeseen circumstances, created by the Covid-19 pandemic and subsequent lockdowns, the work of this review was halted since early March 2020. The Overview and Scrutiny Committee at their 19 July 2021 meeting decided to recommission the District Enforcement Pilot Task Group. The first meeting back was held on 25 August 2021.

The review was carried out over seven meetings held on 14 October 2019, 4 November 2019, 25 November 2019, 19 February 2020, 25 August 2021, 9 November 2021 and 6 December 2021. Here, expert witnesses as suggested in the scoping document submitted evidence to them.

The aims for the review were as follows (as per the Scoping Document):

1. Evaluate the effectiveness of the environmental enforcement pilot
2. Make recommendations regarding future service provision
3. Consider opportunities to expand on the offences covered by the pilot within any future services
4. Review the Council's approach for under 18's
5. (Currently the Council policy is not to issue Fixed Penalty Notices to under 18 year olds; the task group could look at the issues related to reducing the age limit or consider other means of addressing littering / environmental offences by minors)

The task group submitted its report and recommendations to the Cabinet in March 2022.

The final report of this task group and the full minutes for the Cabinet meeting can be found on the Wyre Council website here:

<https://wyre.moderngov.co.uk/ieListDocuments.aspx?CId=136&MId=1392&Ver=4>

Tackling Youth Anti-social Behaviour in Wyre

At the November 2021 Overview and Scrutiny meeting, it was proposed that a scoping document be created for a review of anti-social behaviour (ASB). It was identified in the early stages that this review should focus on youth ASB across the borough. The task group was commissioned at the Overview and Scrutiny Committee on Monday 28 February 2022.

This review is currently on going and once the group have concluded, their recommendations will be presented to Overview and Scrutiny Committee for endorsement and the Cabinet for review.

WYRE COUNCIL COUNCILLORS AND THEIR EXTERNAL SCRUTINY COMMITMENTS (OUTSIDE BODIES)

- **Councillors Emma Ellison and Ballard - Chair and Vice Chair of the North West Strategic Scrutiny Network.**

The Strategic Scrutiny Network is part of North West Employers core membership offer and is designed to support councillors in the development of their scrutiny function and role, share good practice and highlight local and national drivers.

- **Councillor Matthew Vincent – Lancashire Enterprise Partnership Scrutiny Committee**

The Lancashire Enterprise Partnership (LEP) is a strategic collaboration between business, universities and local councils, which directs economic growth and drives job creation.

- **Councillor Robinson – Lancashire County Council Health and Scrutiny Committee (Co-opt member)**

The Lancashire County Council Health Scrutiny Committee scrutinises matters relating to health and adult social care delivered by the authority, the National Health Service and other relevant partners. The Committee shall include twelve non-voting Co-opted district council Members. Councillor Robinson attends an annual meeting of Wyre's Overview and Scrutiny Committee and presents a report about the business undertaken by the committee over the past twelve months.

- **Councillors Berry and Le Marinel – The Police and Crime Panel (PCP)**

The Police and Crime Panel (PCP) have the power to scrutinise Police and Crime Commissioner (PCC) activities, including the ability to review the Police and Crime Plan and annual report, request PCC papers and call PCCs and Chief Constable to public hearings. The PCP can also veto decisions on the local precept and the appointment of a new Chief Constable.

CURRENT AND FUTURE WORK PROGRAMME

The Overview and Scrutiny Work Programme for 2021/22 is reviewed at every meeting of the committee. All members are invited to make suggestions about potential review topics for inclusion in the Programme. Scrutiny is member-led and without suggestions from councillors about task group topics the Programme will not achieve its purpose.

On the 24 February, the Overview and Scrutiny Committee and the members of the Corporate Management Team (CMT) attended a Work Programme Workshop to assist the committee with the creation of their Work Programme for 2022/23.

The members of the Overview and Scrutiny Committee came to a consensus on the following review topics:

- Youth Antisocial Behaviour (ASB) (as previously agreed) – approx. start date March 2022
- Tourism Corporate Strategy – approx. start date June 2022
- YMCA Contract/Agreement – approx. start date September (dependent on conclusion of the Leisure Provision review)
- Business Plan (extra Overview and Scrutiny Committee meeting with a single item agenda) – possible date 5 December 2022
- Climate Change Progress – approx. start date January/February 2023

Looking further ahead:

- Business Model of Wyre's Theatres – approx. start late 2023 (post 2023 elections)
- Commercialisation – approx. start late 2023 (post 2023 elections)

The Overview and Scrutiny Committee will agree the Work Programme for 2022/23 early in the new Municipal Year although it will continue to have the flexibility to react to issues as they arise. It should be recognised that the current pressures placed upon the council's staff because of the on-going pressures of Covid-19 and different ways of working may continue for some time.

WAYS TO GET INVOLVED

Overview and Scrutiny Committee welcomes suggestions from councillors and the public regarding issues that could be investigated. The Committee aims to consult with the public, councillors and officers each year and their suggestions are considered for the Annual Work Programme.

There are a number of ways you can get involved in the work of scrutiny at the council:

- Suggesting an issue or topic for scrutiny to look at by writing, emailing or phoning the Democratic Services team
- Attending a meeting open to the public. Please note that reports may be considered in private if they contain confidential information.
- Consultation and participation – you could be asked for your views on an issue or be invited to provide specialist knowledge you might have by being an expert witness in a scrutiny review
- Contacting your local councillor on how to get involved

You can also view Overview and Scrutiny papers on Wyre's public website, which include meeting dates, agendas, minutes, reports and committee membership via <https://wyre.moderngov.co.uk/mgCommitteeDetails.aspx?ID=143> or contacting Democratic Services on democratic.services@wyre.gov.uk.



Appendix A – Overview and Scrutiny Committee – Work Programme Prioritisation Guide.

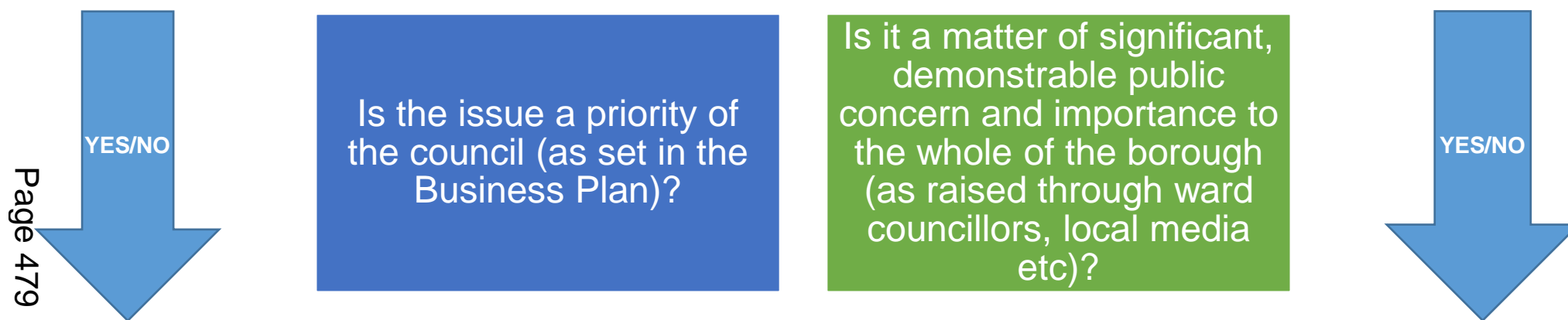
Overview and Scrutiny Committee – Work Programme prioritisation guide.

An effective scrutiny work programme should focus on strategic corporate objectives and on making a difference for the residents of Wyre. Prioritisation is essential, and scrutiny could benefit from an agreed methodology to filter and select topics for the work programme.

Consider the following criteria when thinking about what is appropriate to put in the O&S Work Programme. A topic should not be considered for review if it has been reviewed during the current 4-year political cycle. The key to effective scrutiny is that it makes a difference and adds value.

The first two questions/criteria are essential for an item being included for scrutiny review. If both are no then it is not to be included in the Work Programme and **you should not proceed**.

The GATEKEEPER QUESTIONS to ensure strategic focus:



Additional questions/criteria should also be considered on a case-by-case basis. These will help with ideas and determine which have the highest potential to benefit the council and add value:



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Report of:	Meeting	Date
Councillor Lesley McKay, Chairman of the Audit Committee	Council	14 April 2022

Audit Committee: Periodic Report

1. Purpose of report

- 1.1 The periodic consideration of the current position on issues being dealt with by the Audit Committee.

2. Audit Committee Meetings

- 2.1 Since the last periodic report, which was discussed at the Council meeting on 11 March 2021, the Audit Committee has met a further six times. A link to the website for further details on the reports and minutes is included here: <https://wyre.moderngov.co.uk/ieListMeetings.aspx?Committeeld=149>

- 2.2 In summary, the following issues and reports have been considered by the Committee:

At the 2 March 2021 meeting

- Review of Audit Committee's Terms of Reference
- Internal Audit Strategy and Audit Plan 2021/22
- Internal Audit Charter
- Housing and Council Tax benefit claim for year ended 31 March 2020
- Review of the Council's Anti-money Laundering Policy and Procedure
- Periodic Private Discussion with the Chief Internal Auditor

At the 15 June 2021 meeting:

- External Audit Plan 2021/22
- External Audit Annual Fee 2020/21 (deferred)
- Periodic Private Discussion with External Audit (deferred)
- Audit Committee Effectiveness
- Annual Internal Audit Annual Report 2021
- Draft Annual Governance Statement 2020/21
- Statement of Accounts (pre-audit training)

At the 27 July 2021 meeting:

- Statement of Accounts (pre-audit) 2020/21
- Periodic Private discussion with External Audit (deferred)

At the 28 September 2021 meeting:

- Statement of Accounts (post-audit) 2020/21
- Management Representation Letter 2020/21 (deferred)
- Report to Those Charged with Governance (ISA260) 2020/21
- Annual Audit Letter on the 2019/20 External Audit
- Other Business – Appointment of the External Auditors
- Periodic Private discussion with External Audit

At the 16 November 2021 meeting:

- Compliance with the Regulation of Investigatory Powers Act 2000 (RIPA)
- Internal Audit and Risk Management – Progress Report
- Annual Review of Financial Regulations and Financial Procedure Rules
- Annual Review of the Council's Counter Fraud Policies
- Approval of the Council's Data Protection Policy and Procedures
- Annual Review of the Audit Committee's Performance
- National Fraud Initiative – Data Matching Exercise Year 2020/21
- Annual Review of the Council's Risk Management Policy
- Other Business – update on Post-Audit Accounts

At the 1 March 2022 meeting:

- Annual Review of Audit Committee's Terms of Reference
- Internal Audit Strategy and Audit Plan Priorities 2022/23
- Annual Review of the Internal Audit Charter
- Status of 2020/21 Statement of Accounts Audit
- Periodic Private Discussion with the Chief Internal Auditor

3. Key Activities

3.1 The three main documents considered by the Audit Committee annually are the Annual Governance Statement (AGS), the Statement of Accounts (SOA) and the Report to those charged with Governance (ISA 260). With the exception of the AGS which was considered and agreed in line with statutory deadlines, at the time of writing this report, the Committee have considered in detail the draft SOA and draft ISA 260. However the final ISA 260 has been delayed primarily owing to a lack of capacity on the part of the External Auditors.

3.2 At the council's Audit Committee, held on 1 March 2022, the external auditors reconfirmed to the committee that the audit of the 2020/21 Statement of Accounts had overrun and they had not been signed off by the statutory deadline on 30 September 2021. Whilst every effort had been made by the external auditors to complete their audit by 30 September, owing to the impact of the coronavirus pandemic, resourcing pressures and pension audit delays, work would continue throughout March with the aim being to formally sign them off in late April 2022.

3.3 With regards to the draft AGS for 2020/21, there were no significant governance issues which needed to be identified in the SOA for 2020/21. It documented that despite the pandemic, and the significant pressures the organisation had faced during 2020/21, it was pleasing to report that governance processes and the overall framework have been well supported and have continued to operate effectively across the organisation.

4. Comments and Questions

4.1 In accordance with Procedure Rule 13.4, any Member of Council will be able to ask a question or make a comment on the contents of this report or any issue, which falls within the Audit Committee’s area of responsibility. In accordance with Procedure Rule 13.6 any such comments or questions will be answered accordingly.

Financial and legal implications	
Finance	None arising directly from the report.
Legal	None arising directly from the report.

Other risks / implications: checklist

If there are significant implications arising from this report on any issues marked with a ✓ below, the report author will have consulted with the appropriate specialist officers on those implications and addressed them in the body of the report. There are no significant implications arising directly from this report, for those issues marked with a x.

risks/implications	✓ / x	risks/implications	✓ / x
community safety	x	asset management	x
equality and diversity	x	climate change	x
sustainability	x	ICT	x
health and safety	x	data protection	x

Processing Personal Data

In addition to considering data protection along with the other risks/ implications, the report author will need to decide if a ‘privacy impact assessment (PIA)’ is also required. If the decision(s) recommended in this report will result in the collection and processing of personal data for the first time (i.e. purchase of a new system, a new working arrangement with a third party) a PIA will need to have been completed and signed off by Data Protection Officer before the decision is taken in compliance with the Data Protection Act 2018.

report author	telephone no.	email	date
Joanne Billington	01253 887372	Joanne.billington@wyre.gov.uk	8 March 2022

List of background papers:

name of document	date	where available for inspection
None		

List of appendices

None