



Wyre Borough Council
Date of Publication: 30 August 2017
Please ask for : Roy Saunders
Democratic Services and Scrutiny Manager
Tel: 01253 887481

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, 7 September 2017** commencing at 7.00 pm.

Yours sincerely,

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

Garry Payne
Chief Executive

COUNCIL AGENDA

1. Prayers

The Mayor will invite Rev Gary Lewis to say prayers.

2. Apologies for absence

3. Confirmation of minutes

(Pages 1 - 6)

To approve as a correct record the Minutes of the meeting of the Council held on 20 July 2017.

4. Declarations of Interest

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

All Members are asked to submit any declarations in writing by 9.30am on Wednesday 6 September 2017 if possible.

5. 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.

- 6. Public questions or statements** (Pages 7 - 8)
- To receive any questions or statements from members of the public under Procedure Rule 9.1.
- Any questions or statements received by the specified deadline of noon on Friday 1 September 2017 will be published and circulated separately.
- 7. Questions "On Notice" from councillors** (Pages 9 - 10)
- 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
- Any questions received by the specified deadline of noon on Friday 1 September 2017 will be published and circulated separately.
- 8. 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 Gibson) (Pages 11 - 12)
 - (b) Resources Portfolio Holder (Councillor A Vincent) (Pages 13 - 14)
 - (c) Street Scene, Parks and Open Spaces Portfolio Holder (Councillor Henderson) (Pages 15 - 16)
 - (d) Planning and Economic Development Portfolio Holder (Councillor Murphy) (Pages 17 - 20)
 - (e) Neighbourhood Services and Community Safety Portfolio Holder (Councillor Berry) (Pages 21 - 22)
 - (f) Leisure and Culture Portfolio Holder (Councillor Bowen) (Pages 23 - 26)
 - (g) Health and Community Engagement Portfolio Holder (Councillor V Taylor) (Pages 27 - 30)
- 9. Wyre Local Plan (2011-2013)** (Pages 31 - 240)
- Report of the Planning and Economic Development Portfolio Holder (Cllr Murphy) and the Chief Executive, attached (Appendices printed and numbered separately)
- 10. Audit Committee Periodic Report** (Pages 241 -

Report of the Chairman of the Audit Committee (Cllr McKay),
attached

11. **Alliance Agreement for the Development of the Fylde and
Wyre Multi-Speciality Community Provider Model** (Pages 245 -
298)

Report of the Health and Community Engagement Portfolio
Holder (Cllr Taylor) and Service Director Health and
Wellbeing, attached

12. **Notices of Motion**

None.

If you have any enquiries on this agenda, please contact Roy Saunders, tel: 01253 887481,
email: roy.saunders@wyre.gov.uk

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Council Minutes

The minutes of the Council meeting held on Thursday, 20 July 2017 at the Council Chamber, Civic Centre, Poulton-le-Fylde.

Councillors present:

The Mayor, Councillor Alice Collinson and the Deputy Mayor, Councillor Julie Robinson

Councillors Ian Amos, Rita Amos, Emma Anderton, Marge Anderton, Lady Dulcie M Atkins, Howard Ballard, Michael Barrowclough, Lorraine Beavers, Roger Berry, Barry Birch, Colette Birch, Lynne Bowen, Simon Bridge, Sue Catterall, Ian Duffy, Ruth Duffy, Emma Ellison, Rob Fail, Ron Greenhough, David Henderson, John Hodgkinson, Graham Holden, John Ibison, Tom Ingham, Kerry Jones, Andrea Kay, Terry Lees, Lesley McKay, Pete Murphy, Phil Orme, Patsy Ormrod, Sue Pimbley, Ron Shewan, Christine Smith, Brian Stephenson, Evelyn Stephenson, Vivien Taylor, Ann Turner, Shaun Turner, Alan Vincent, Matthew Vincent, Michael Vincent, Lynn Walmsley and Val Wilson

Apologies: Councillors Balmain, Gibson and Moon

Officers present:

Garry Payne, Chief Executive
Marianne Hesketh, Service Director Performance and Innovation
Mark Billington, Service Director People and Places
Rosie Green
Roy Saunders, Democratic Services and Scrutiny Manager
Peter Foulsham, Scrutiny Officer

Also present: Aldermen Bannister and McCann and four members of the public.

COU19 Confirmation of minutes

Councillor Fail proposed and Councillor Beavers seconded an amendment to the unconfirmed minutes of the meeting held on 15 June 2017, as follows:

On page 3 of the minutes, under item COU.15 (b) Resources Portfolio Holder Executive Report,

- 1) After the note saying...."The Chief Executive advised Cllr Fail that some of his comments did not comply with the requirement in

paragraph 11.3 of the Council Procedure Rules” etc..., the following additional comment be inserted:

“Cllr Fail responded that he believed his comments and questions to be relevant to local issues.”

2) An additional paragraph be added as follows:

“Cllr Fail made a request for the Council to lobby the Government to end its Austerity programme and to seek an acceptable level of funding in order that the projected gap in income and expenditure is closed; thereby ensuring that further cuts in staff numbers are not required and that service levels are both protected and improved.”

The Chief Executive ruled the proposal to be a valid amendment in accordance with the requirements of Procedure Rule 17.6(a).

The amendment was lost by 30 votes to 12.

RESOLVED that the Minutes of the Council meeting held on 15 June 2017, as circulated with the agenda, be confirmed as a correct record (by 25 votes to 11, with 1 abstention).

COU20 Declarations of Interest

None.

COU21 Announcements

1. The Mayor announced that she planned to hold her Mayoral Ball on Friday 20 April 2018 at Wyreside Hall. Further details would be made available as soon as possible.

2. The Mayor said that it had been a pleasure to attend “Tram Sunday” in Fleetwood and she wanted to take the opportunity to thank the organisers and all the Council staff who had provided support for the event. There had been a huge attendance and it had been a wonderful day. It was a great attraction for both residents and visitors to the Borough.

COU22 Public questions or statements

None.

COU23 Questions "On Notice" from councillors

None.

COU24 Executive reports

(a) Leader of the Council (Councillor Gibson)

In the absence of Councillor Gibson, the Deputy Leader of the Council (Cllr A Vincent) introduced the Leader's report.

Councillor Vincent responded to comments and questions from:

- Councillor Michael Vincent about the Fleetwood Festival of Transport (Tram Sunday);
- Councillor E Anderton about the Council's policy on the repudiation of inaccurate comments about the Council on social media.

The Chief Executive stated that any inappropriate comments posted on the Council's Facebook page would be removed and that, if necessary and, where possible, he would instruct the Council's legal team to take action to have offensive or unlawful material relating to councillors or officers removed from other social media platforms.

RESOLVED: that the report be noted

(b) Resources Portfolio Holder (Councillor A Vincent)

The Resources Portfolio Holder (Councillor A Vincent) submitted a report.

Councillor A Vincent said, in response to a question from Cllr Fail, that he would be happy for the Chief Executive to write to the Chancellor of the Exchequer referring to the information set out in paragraph 2.3 of his report and asking for a clear indication as soon as possible of how plans for 100% business rates retention were now to be introduced, so that the current uncertainty about local government funding from 2019/20 could be removed.

Councillor A Vincent also responded to comments and questions from:

- Councillor Lady Atkins about the availability of public car park spaces during the redevelopment of the Garstang Business Centre site and the use of the capital receipt from the sale of the site;
- Councillor Beavers and Councillor B Stephenson about the Council's financial position.

RESOLVED that the report be noted.

(c) Street Scene, Parks and Open Spaces Portfolio Holder (Councillor Henderson)

The Street Scene, Parks and Open Spaces Portfolio Holder (Councillor Henderson) submitted a report.

Cllr Henderson responded to comments and questions from:

- Councillor E Anderton, about fly-tipping and charges for the

- collection of bulky waste;
- Councillor M Anderton about the possible future repainting of the Mount Pavilion;
- Councillor B Birch, about the wearing of body cameras by Council employees;
- Councillor B Stephenson, about measures being taken by the Council to tackle dog fouling.

Councillor Henderson also said that he would arrange for thanks expressed by Councillors Smith, A Turner and S Turner, as well as his own thanks, to be relayed to the relevant Street Scene officers for their excellent work during and after recent public events.

RESOLVED that the report be noted.

- (d) Planning and Economic Development Portfolio Holder (Councillor Murphy)

The Planning and Economic Development Portfolio Holder (Councillor Murphy) submitted a report.

Cllr Murphy responded to comments and questions from:

- Councillor Hodgkinson, about the continuation of the Fleetwood to Knott-End ferry service;
- Councillor Ellison, about the submission of a report on the Local Plan to the next meeting of the Council;
- Councillor Michael Vincent, about support for local businesses;
- Councillor Beavers, about comments made by Councillors Moon and Greenhough at a recent Planning Committee meeting;
- Councillor S Turner, about potential employment opportunities at the Hillhouse Enterprise Zone site.

RESOLVED that the report be noted.

- (e) Neighbourhood Services and Community Safety Portfolio Holder (Councillor Berry)

The Neighbourhood Services and Community Safety Portfolio Holder (Councillor Berry) submitted a report.

Cllr Berry responded to comments and questions from:

- Councillor Lees, about lone working by Council employees;
- Councillor Beavers about policing budgets;
- Councillor Michael Vincent, about support for victims of crime in Lancashire;
- Councillor B Stephenson, about CCTV cameras.

RESOLVED that the report be noted.

(f) Leisure and Culture Portfolio Holder (Councillor Bowen)

The Leisure and Culture Portfolio Holder (Councillor Bowen) submitted a report.

Councillor Bowen responded to questions from:

- Councillor E Anderton, about memorabilia at Council cemeteries;
- Councillor Lady Atkins, about the closure of Garstang swimming pool for maintenance works.

RESOLVED that the report be noted.

(g) Health and Community Engagement Portfolio Holder (Councillor V Taylor)

The Health and Community Engagement Portfolio Holder (Councillor Taylor) submitted a report.

Councillor Taylor responded to questions and comments from:

- Councillor Shewan, about actions being taken to minimize nuisance caused by seagulls;
- Councillor McKay, about the project to improve Cottam Hall pavilion;
- Councillor Pimbley, about the proposal to move the Great Eccleston Medical Centre in-to the NHS Fylde and Wyre Clinical commissioning Group;
- Councillor Kay, about the Larkholme Gardens project;
- Councillor Fail, about the source of the oil spillage currently affecting Wyre's beaches.

Councillor Taylor undertook, in response to a question from Councillor E Anderton to speak to the Service Director People and Places about the possibility of larger signs being provided warning people of the potential hazard caused by the oil washing up on the beaches.

Cllr Taylor also said, in response to a question from Councillor Smith, that, if plans were not already in place, she would seek to arrange for printed copies of the healthier Fleetwood questionnaire to be circulated to appropriate recipients, in addition to the on-line survey referred to in paragraph 3.2 of her report.

RESOLVED that the report be noted.

(h) Comments and questions from Cabinet members

None.

COU25 Notices of Motion

The following notice of motion was submitted under Procedure Rule 14 by Councillors Beavers, Fail, Barrowclough, E Anderton and M Anderton:

“After the decision by Wyre's Planning Committee to permit residential development on the former Fleetwood Pier site, in drafting the Local Plan officers should devise an appropriate policy to prevent similar developments and to protect the open spaces in the coastal area of Wyre to include the areas of Fleetwood, Knott End on Sea and Cleveleys. This will enable us to protect the open spaces in the coastal area of Wyre ensuring that future generations can enjoy our beautiful beaches, open spaces, and shorelines.”

The motion was proposed by Councillor Beavers and seconded by Councillor Fail.

Councillor Murphy proposed and Councillor Henderson seconded an amendment to delete and insert words, as follows:

“In drafting the Local Plan officers should ensure policies are appropriately worded to reflect the evidence base, including the Green Spaces Infrastructure Plan, to protect the open spaces in Wyre including the coastal areas of Fleetwood, Knott End on Sea and Cleveleys. This will enable us to protect the open spaces in the coastal area and hinterland of Wyre ensuring that future generations can enjoy our beautiful beaches, open spaces, and shorelines.”

The Chief Executive ruled the proposal to be a valid amendment in accordance with the requirements of Procedure Rule 17.6(a).

Councillors Beavers and Fail commented on the amendment

The amendment was carried unanimously

The amended version of the motion originally submitted, which then became the substantive motion, was carried unanimously and, it was **RESOLVED**, that:

In drafting the Local Plan officers should ensure policies are appropriately worded to reflect the evidence base, including the Green Spaces Infrastructure Plan, to protect the open spaces in Wyre including the coastal areas of Fleetwood, Knott End on Sea and Cleveleys. This will enable us to protect the open spaces in the coastal area and hinterland of Wyre ensuring that future generations can enjoy our beautiful beaches, open spaces, and shorelines.

The meeting started at 7.00 pm and finished at 8.44 pm.



COUNCIL MEETING
THURSDAY 7 SEPTEMBER 2017

AGENDA ITEM 6

PUBLIC QUESTIONS OR STATEMENTS

No questions have been received from members of the public under Procedure Rule 9 by the deadline of 12.00 noon on Friday 1 September, 2017.

Published 1 September, 2017
Democratic Services
Tel: 01253 887481

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COUNCIL MEETING
THURSDAY 7 SEPTEMBER 2017

AGENDA ITEM 7

QUESTIONS "ON NOTICE" FROM COUNCILLORS

No questions have been received from Councillors under Procedure Rule 11.1 by the deadline of 12.00 noon on Friday 1 September, 2017.

Published 1 September, 2017
Democratic Services
Tel: 01253 887481

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Report of:	To:	Date	Item No.
Cllr. Peter Gibson, Leader of the Council	Council	7 September 2017	8(a)

Executive Report: Leader of the Council
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1. Purpose of report

- 1.1 To inform Council of progress on key objectives and the current position on a number of issues.
- 1.2 Members will be aware that for health reasons I have taken a short break and therefore have no formal comments to make but, in accordance with the Constitution, any member of Council will be able, under Procedure Rule 11.3, to ask me a question or make a comment 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	Item No.
Cllr. Alan Vincent, Resources Portfolio Holder and Deputy Leader	Council	7 September 2017	8(b)

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 Staff briefing sessions are being held this month which include an overview of the current funding gap of just over £2m in 2020/21. The briefings will also focus on the drive towards improving our commercialism skills in line with the third Big Goal in the Strategic Narrative around financial discipline and commercial awareness. New Procurement Guide and Commercial Advice sheets have both been published to provide up-to-date reference material for staff.

2.2 I am pleased to report that the authority’s 2016/17 Statement of Accounts received an unqualified audit opinion. The External Auditors Report to those charged with governance, which was considered by the Audit Committee on 25 July, also recognised that the authority’s Value for Money arrangements ensure that the authority has taken “properly informed decisions and deployed resources to achieve planned and sustainable outcomes for taxpayers and local people”. At the meeting I understand that Amanda Latham (a Director at KPMG) commented that the result reflected the co-operation of the Financial Services Team, the high quality of the working papers and the teamwork approach which is appreciated by the external audit team. I would like to extend my thanks to all the staff who were involved in the production of the Accounts and to the Audit Committee for overseeing what is a very complex and important document.

3. Human Resources

3.1 During the summer months, the Human Resources Team have provided training to managers on the new appraisal process (My 1-2-1+). The process has been well received and is now being rolled out. All staff will have their appraisals over the next few months.

4. Procurement

4.1 In my last update, I reported that we were staying with our current supplier British Independent Utilities (BIU) for our energy procurement which would deliver guaranteed savings of over £7,000 per annum on electricity costs based on current consumption. In addition to this, we had a separate agreement with a different supplier for unmetered lighting which has subsequently been reviewed and can be added to this BIU contract. This is going to generate a further saving of £9,500 per annum.

4.2 We have renewed the contract with Worldpay for the Council's Merchant Acquiring Services (card payments) using a framework agreement which will deliver savings of around £10,000 per annum.

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.

arm/ex/cou/17/cr/0709 8(b)



Report of:	To:	Date	Item No.
Cllr. David Henderson, Street Scene, Parks and Open Spaces Portfolio Holder	Council	7 September 2017	8(c)

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. Street Scene

2.1 The consultation for the transition to Public Space Protection Orders for Dog Control has now concluded and the findings are currently being analysed and will be presented to Cabinet next month.

2.2 Operatives from the street cleansing and grounds teams have been heavily involved in assisting in the recent clean-up work following the oil pollution incident that affected much of our shoreline.

3. Waste and Recycling

3.1 I am pleased to report that Council Officers and representatives from Veolia are tonight attending a National Awards Ceremony, where the Waste and Recycling Service has been shortlisted for two awards; the Best Team of the Year and The Best Public / Private Sector Partnership with Veolia.

3.2 Officers are working with the Police to assist in promoting safety messages for the Waste and Recycling Operatives following one team member being struck by a car when the driver became impatient and a number of other recent near misses putting operatives and other pedestrians at risk.

4 Parks and Open Spaces

4.1 'Discovery Club' sessions at the Mount were held each Saturday in August and have proved very popular with children. Fleetwood Civic Society will open the Mount Pavilion this weekend (9-10 September) and activities have been planned to attract visitors and engage them with the proposals for the restoration work and activity programme. The plans reflect the site surveys, consultation with groups and historic research

undertaken so far - some of which has been made possible by the help of volunteers and the library service.

- 4.2** Improvements to Royles Brook at King George's Playing Fields in Thornton are being planned with the help of Wyre Rivers Trust so that the flow is improved and pollutants reduced. When implemented, the Trust hope that this will act as an example of good practice which might lead to further projects to restore the brook.
- 4.3** The results from consultation focussing on Wyre Estuary Country Park have been analysed with problems and opportunities identified. Our future approach to improving facilities in the future is being developed and will be the focus of further consultation starting this autumn.
- 4.4** Events on Parks have been very busy this summer, with August being no exception. Memorial Park hosted its annual dog show and continues with Crafty Afty days of workshops, explorer sessions and the gardening club. Today is the start of the four day Heritage Open Days which is a series of free walks and tours around our local heritage, including the Mount Pavilion and Memorial Park.

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.

arm/ex/cou/17/0709 8(c)



Report of:	To:	Date	Item No.
Cllr Peter Murphy, Planning and Economic Development Portfolio Holder	Council	7 September 2017	8(d)

Executive Report: Planning 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 and Economic Development Portfolio, as set out below.

2. Coastal Community Teams (Fleetwood and Cleveleys)

Fleetwood

2.1 We are continuing to support new and existing businesses and to date 19 town centre businesses (one more this quarter) have received funding towards shop front improvements. A contribution from the Fleetwood CCT budget has gone towards the cost of erecting new signage/branding at Fleetwood Market. The Fleetwood CCT Update Action Plan was sent to Department for Communities and Local Government (DCLG) in early June. The monies have been committed and spend will be completed by Autumn. There will be a final Annual Review to be submitted to DCLG next year.

Cleveleys

2.2 A project to repaint the bollards, railings and signposts in Cleveleys town centre has commenced. The town team are working in partnership with HMP Kirkham, and the improvement project will continue throughout the year.
They are continuing to meet regularly and are eagerly planning future projects in the town.

3. Hillhouse Enterprise Zone (EZ)

3.1 Consultants Mott Macdonald have been appointed by NPL Estates to deliver the Hillhouse Enterprise Zone (EZ) Masterplan. DCLG funding of £50,000 which Wyre Council secured will be used towards the development of the Masterplan. Our officers will play an active part in helping to develop this Masterplan. The Masterplan will determine the overall development phasing and plan framework and required

infrastructure in particular utility upgrades and highway access. It is hoped that this will be completed by the end of September 2017 along with an implementation and marketing plan.

- 3.2** The final design of the EZ signage boards have now been agreed. The locations of these boards are to be determined with help from the Planning Team, and it is hoped they will be erected by the end of September.
- 3.3** Marketing Lancashire are preparing marketing collateral for the main launch of the Lancashire Advanced Manufacturing and Energy Cluster (LAMEC) branding, which will take place at a large property event - Le Marché International des Professionnels de l'Immobilier (MIPIM) UK at London's Olympia in mid-October. It is envisaged that our Economic Development Officers and NPL will attend to represent and promote Hillhouse EZ.
- 3.4** A stakeholder meeting took place on 5 September at AFC Fylde Football Ground at Mill Farm, Wesham. The day was split into two halves, with the morning session starting with an introduction from Mott Macdonald presenting the first draft of the Hillhouse EZ Masterplan. The second session was delivered by Mike Barber, Marketing Lancashire presenting the latest branding and marketing package for the MIPIM UK event, followed by a joint project board meeting with Blackpool EZ representatives present. The afternoon was a repeat of the morning session but with a focus on Blackpool Airport EZ.

4. Business support

- 4.1** The Wyred Up business networking event took place on 5 September at Fleetwood Golf Club. The theme was a 'Social Media for Business' workshop delivered by Digienable.
- 4.2** Wyre Business Awards will be held on Thursday November 30 at the Marine Hall, Fleetwood. There are 15 categories this year including two new awards - Rural Business of the Year and Market Trader of the Year. The nominations are now open on the Wyre Council website, and we also have three sponsorship packages ranging from £75 - £800.

5. Planning policy

Local Plan

- 5.1** The 'Publication' draft Local Plan is on this Council agenda for approval together with the Sustainability Appraisal, (SA). In accordance with the approved Local Development Scheme (LDS) a six week public consultation on the draft Local Plan and SA will commence later in September. A full report is included with the Council papers.
- 5.2** Fylde Borough Council has published further evidence for consultation in relation to their Local Plan. It was not considered necessary for any comments to be made on the evidence. It may be necessary to submit representations when modifications to the Fylde Local Plan is published with regards to the issue of housing shortfall in Wyre.

5.3 Neighbourhood Plans

A neighbourhood area was approved last February for Dolphinholme. The Parish Council has carried out preliminary consultation on options for development but there has not been a draft Neighbourhood Plan prepared yet. A neighbourhood area is expected to be approved for Barton later in September. Garstang Town Council have expressed an interest in preparing a neighbourhood plan but as yet no application has been made for the designation of a neighbourhood area. Other parish councils have also asked for information on neighbourhood planning.

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	Item no.
Cllr. Roger Berry, Neighbourhood Services and Community Safety Portfolio Holder	Council	7 September 2017	8(e)

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. Community Safety

2.1 Public Space Protection Orders and Community Safety

As reported by the Health and Community Engagement Portfolio Holder we are looking at introducing a Public Space Protection Order to control the feeding of seagulls. Public Space Protection Orders are a community safety measure and is an example of how the Council will use all of the legal tools at its disposal when dealing with neighbourhood nuisance problems. The gathering of quality evidence will be crucial in any subsequent enforcement if the PSPO is adopted.

2.2 Preesall Police Community Safety Event – supported by Wyre Council

The police supported by partners, including ourselves, held a consultation and community safety event on Saturday 29 July at Preesall Fire Station and Preesall Police Office.

I attended to highlight Lancashire Victim Services together with representatives from our Streetscene Service providing advice relating to fly tipping, graffiti and dog fouling. There were lots of freebies for cyclists that included free bike lights, locks and covers together with bike coding provided by the Police Cadets. There was also free dog chipping. The Garstang and Over Wyre Police Team were also present providing advice about Crime Prevention. The event coincided with the Lancashire Constabulary campaign concerning safe passing distances for cyclists.

3. Rossall Coastal Defence Improvement Scheme

- 3.1** Works are now complete to the bridge crossing over the United Utilities outfall. This is a major achievement consisting of 30 tubular steel piles of up to 30m in length with 15 beams and a reinforced concrete deck. The construction took five difficult months of tidal working with tight tolerances for vibration and settlement. This represents the final high risk item.
- 3.2** All three access ramps and groyne cross over ramps are now complete and the landscaping works to the rear of the seawall are progressing well. The only issue to completion remains the wet weather which has restricted placement of the concrete pavements.
- 3.3** Visits have taken place from John Curtin, the Environment Agency's Executive Director of Flood and Coastal Risk. Lancashire County Council and the Armourstone Rock conference have also visited the site.
- 3.4** The final visit from Considerate Constructors gave the site a score of 45 for the second time - one of the highest scores in the country.

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.

arm/ex/cou/cr/17/0709 8(e) neighbourhood
v2



Report of:	To:	Date	Item No.
Cllr. Lynne Bowen, Leisure and Culture Portfolio Holder	Council	7 September 2017	8(f)

Executive Report: Leisure and Culture 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 and Culture Portfolio, as set out below.

2. Arts, Events and Volunteering

2.1 Wyre Creative Network – Arts Exhibition

An arts exhibition by artists from the Wyre Creative Network will be taking place at Marsh Mill this weekend during the Heritage Open Weekend (9th and 10th September 2017).

2.2 Larkholme Grasslands Project We have held some fantastic workshops with Larkholme Primary school. The grasslands are just a short walk away from the school and it was clear that the children already have a sense of ownership of the space and this will increase as they see the space develop. The school feels the project ties in nicely with their curriculum and we anticipate this is the start of a five year project that will give each year group the opportunity to experience it. During this next term Larkholme Primary will be taking a class down at a time to the site so the children can gather some ideas of the space which will be arranged with Balfour Beatty. Creative writing and art workshops will take place in the school before the October half term holidays. A poet and artist are to be commissioned to support this work.

2.3 Events - The Arts and Events Team have had a very busy summer actively supporting and attending events. Local gala committees have worked hard with the team to produce vibrant events that have been well supported by the local community. There is increasing interest in using parks and open spaces in the area both from community groups and from commercial event teams. This is an aspect of the team’s work that is expected to grow as we develop the website to showcase the potential for events in Wyre. The Arts and Events Team are now working on the new event applications for 2018 with a new circus planning to visit Memorial Park, the return of the Royal Marines to the seafront in Fleetwood and a proposal for a kite festival.

- 2.4 Volunteering** - The Mount research volunteer role was launched on 21 July at Fleetwood library. Thirteen people signed up to the role and are currently researching as much information that they can find on this important Fleetwood landmark. Long term it is hoped that the volunteers taking part in the research will become Mount volunteers promoting The Mount as a venue for various events and helping to maintain the surrounding gardens.

3. Marine Hall and Thornton Little Theatre

- 3.1** The Summer has been extremely busy for Wyre Theatres with weddings, events and shows.
- 3.2** We have hosted a number of large wedding receptions and have experimented with new decorative lighting which was a great success and received great praise from customers. Although the lighting has now been removed it will be used again for future events as appropriate.
- 3.3** The 2017 British Theatre Dance Championships returned to Marine Hall in July. Now in their 59th year, this is the third year that the Championships have been held at Marine Hall. 47 dance schools compete across the week, involving around a thousand individual performances. Over 3,000 spectators attend the event travelling from all over the country. The competition is becoming incredibly popular, so much so that although the organisers added an extra day into the programme this year; they still needed to turn some hopeful participants away. We are pleased to say that the Competition organisers have already confirmed their booking with us for July 2018. Not only does this event generate a lot of income for Wyre Theatres, but it also brings additional spend to the area through hotel stays and visits, and food and drink sales.
- 3.4** Thornton Little Theatre and Marine Hall both hosted other dance competitions and performances from local organisations who regularly use the venues.
- 3.5** Other highlights at Thornton Little Theatre included local string orchestra 'Phoenix Strings' celebrating their 10th Anniversary with a special concert, as well as a Theatre Show from 'Melting Pot and Visage Theatre Academies' - theatre groups involving mainstream and children and adults with special needs.
- 3.6** St Mary's, Shakespeare and Larkholme Schools all held their end of Year 6 school leavers concerts at Marine Hall this year.

4. Sports Development

- 4.1 National Cycle to Work Day – 13 September 2017**
National Cycle to Work Day takes place next week on Wednesday 13 September. Cycle to Work Day encourages adults across the UK to get on their bike and give cycle commuting a go for one day. Cycling is a great way to boost health and fitness, improve your wellbeing and show some love to the environment. We are encouraging staff to take to two

wheels for the day particularly those who are giving it a go for the very first time.

4.2 Lancashire Active Healthy Minds encouraging Sport in Schools

We are currently working with the Youth Sports Trust, Lancashire Sport, Lancashire County Council and NHS Fylde and Wyre Clinical Commissioning Group on a project that highlights the important role of physical education, school sports and physical activity in maintaining the positive mental health of children at school. Aside from the physical benefits, sports at school is evidenced to promote resilience, motivation, empathy and conflict resolution in young people. 40 Lancashire Schools will be enrolled in the programme next year and we are working with partners to encourage local schools to take part.

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	Item No.
Cllr. Vivien Taylor, Health and Community Engagement Portfolio Holder	Council	7 September 2017	8(g)

Executive Report: 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 Health and Community Engagement Portfolio, as set out below.

2. Community Engagement

2.1 Wyre Voice – The autumn edition of Wyre Voice will be distributed this month, due to a change in distribution methods every household will now receive a copy. This edition includes a double feature on each area of the borough and we have a number of special features including a piece written by the Youth Mayor and our wide range of coastal and countryside offers. There is also a call to action for local business nominations for the Wyre Business Awards and our first profile of a local business, which we hope to continue in future editions.

2.2 Youth in Wyre survey – Following analysis of the age profile of the 2016 Life in Wyre survey results and the feedback received from the LGA Peer Challenge, it became clear that capturing the voices of children and young people in the borough was an area we could improve on. In order to take this forward the Engagement Team have been working with the Youth Mayor over the summer to create a children and young people friendly survey. The ‘Youth in Wyre’ survey, loosely based on the Life in Wyre survey, has been fully researched and is now being distributed across the borough. Rather than a postal survey a variety of channels are being utilised including social media, existing groups for children and young people and school and health networks.

3. Health and Wellbeing

3.1 Care and Repair - An important role of the Care and Repair service is to ensure that residents know that help is available to enable them to remain living independently in their home. In order to raise awareness of the service and offer an opportunity to take referrals and answer questions,

staff provide talks to groups and organisations and attend promotional events.

3.2

In the past three months, Care and Repair staff attended a number of events during Dementia Awareness week, gave a talk to Thornton Lifelong Learning Group and delivered a Dementia Friends awareness and information session at The Thornton Practice. Future bookings include a talk to attendees at the drop-in at Emmanuel Church in Fleetwood and attending the Fylde Coast Dementia Hub and regular attendance at the Fylde and Wyre CCG Patient Public Engagement (PPE) meeting.

3.3

Empowering People and Communities – update on funding bids

Working with local GP's from each of our two NHS Fylde and Wyre CCG neighbourhoods (the Wyre Integrated Neighbourhood and the Fleetwood Neighbourhood) we have recently submitted bids into the NHS Empowering People and Communities Vanguard work stream. Empowering People and Communities is all about encouraging local residents to take a more active role in their own health and wellbeing. We have had confirmation that a Fleetwood bid, to support the Healthier Fleetwood initiative, has been successful with proceeds from the £27,800 award going to support initiatives such as the Fleetwood Young Chef of the year 2017, a Garden Buddies Scheme, the development of a network of community champions, a "Just for Men" initiative, mental health 'café' events and funding towards mentorship and support from the Exeter University C2 Connecting Communities Scheme.

3.4

We are currently supporting a further bid by the Wyre Integrated Neighbourhood. Following the identification of local priorities by GPs this bid has been targeted at addressing loneliness and isolation. The projects proposed include work with local Patient Participation Groups and the delivery of a number of events and activities for local residents / patients that will include referrals from primary health via social prescribing. We await confirmation on the outcome of this bid.

4. Environmental Health

4.1 Seagull Public Space Protection Order – Consultation

The consultation for a proposed Public Space Protection Order that will ban the feeding of seagulls in Cleveleys, Fleetwood and Knott End is underway. This has attracted great media attention and has seen me conducting interviews for TV and radio. This can only have helped to boost responses to the ongoing consultation which will help to inform us as to how to proceed. Please promote consultation on this important issue via the following link - <http://www.wyre.gov.uk/PSPOseagulls>

4.2 Pollution Incident – Oil spill off the coast of Wyre

Following an oil spill from an off-shore oil storage installation in Liverpool Bay oil and tar balls began to be washed up along the Wyre coast throughout July, a substantial emergency response was coordinated that

involved significant resources from the Council supported by specialist oil pollution contractors.

Over 15 tonnes of waste containing sand, pebbles and debris contaminated with oil were removed from beaches in Cleveleys, Fleetwood and Over Wyre. I would like to thank officers from across the authority who worked hard between the tides, often in hot weather and wearing protective clothing, for their contribution during the clean-up.

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:	Meeting	Date	Item no.
Cllr Peter Murphy, Planning and Economic Development Portfolio Holder and Garry Payne, Chief Executive	Council	7 September 2017	9

Wyre Local Plan (2011 - 2031)

1. Purpose of report

- 1.1 To present to Members the 'Publication' draft Wyre Local Plan, (the Local Plan) and ask Members to approve the publication of the Local Plan for public consultation and subsequent submission to the Secretary of State for examination.

2. Outcomes

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

3. Recommendations

- 3.1 That the 'Publication' draft Wyre Local Plan, labelled as Appendix 1 to this report, be approved for public consultation and thereafter submission to the Secretary of State for examination provided the public consultation does not raise issues which require substantive alterations to the draft Wyre Local Plan.
- 3.2 That the Sustainability Appraisal Report accompanying the 'Publication' draft Wyre Local Plan, labelled as Appendix 2 to this report, be approved for public consultation.
- 3.3 That the approach to consultation as outlined in paragraphs 5.39 – 5.41 of this report be approved.
- 3.4 That powers be delegated to the Head of Planning Services and in his absence the Chief Executive to make amendments to the 'Publication' draft Wyre Local Plan in consultation with the Planning and Economic

Development Portfolio Holder, before it is published or submitted for examination. Such amendments could include (but not limited to) improvements to the clarity of the document, factual and typing errors and necessary updates to take account of Development Management decisions from August 2017 onwards and final recommendations from the Viability Assessment, Habitat Regulation Assessment and 2017 Strategic Housing Market Assessment Addendum III.

- 3.5** That the 'Publication' draft Wyre Local Plan be approved for Development Management purposes replacing the Core Strategy Preferred Options in the Development Management process from the date of publication.

4. Background

- 4.1** The Council is required to prepare and adopt a Local Plan. Paragraph 153 of the National Planning Policy Framework, (the Framework) states: "Each local planning authority should produce a Local Plan for its area". 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. The duty to co-operate becomes particularly pertinent where a local authority cannot accommodate its development needs in full. It is then required to co-operate with adjoining local authorities.

- 4.3** The Framework sets out the Government's national policy for planning highlighting the Government's commitment to sustainable development. Paragraph 14 of the Framework explains the presumption in favour of sustainable development for plan making and states that: "Local planning authorities should positively seek opportunities to meet the development needs of their area; and local plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- specific policies in this Framework indicate development should be restricted".

- 4.4** The Framework includes a number of core land-use planning principles (paragraph 17) which include (in summary):

- Proactively drive and support sustainable economic development to deliver the homes, business and other development needs of their area (including infrastructure);

- Seek to secure high quality design – to improve places where people live;
- Take account of the different roles and character of different areas;
- Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change;
- Conserve heritage assets and contribute to conserving and enhancing the natural environment, reducing pollution and allocating land for development with lesser environmental value;
- Encourage reuse of previously developed land;
- Promote mixed use developments and encourage multiple benefits from use of land – e.g. recreation, wildlife, flood risk mitigation;
- Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling.
- Support local strategies to improve health, social and cultural wellbeing.

4.5 The Local Plan is required to be consistent with national policy and be supported by a robust evidence base. Various documents which form the evidence base are listed in the ‘Background Papers’ section of this Report and are available to view on the Council’s website. It is an expected part of the Local Plan process, that consideration is given to changes such as changes in national policies and new data which meant that some evidence documents have already required an update.

4.6 In Summer 2015 Wyre Council consulted on the Wyre Local Plan Issues and Options Report in accordance with the Council’s 2010 Statement of Community Involvement and planning regulations¹. Over 755 representations were received which have helped inform the preparation of the Local Plan. The Issues and Options Report included three broad spatial options to meet development needs and a number of sites under consideration for development. In Summer 2016 the Council published a summary of the main matters raised through the consultation together with a response.²

4.7 The 2013 Fylde Coast Strategic Housing Market Assessment, (SHMA) and its Addendums I & II and the 2015 Employment Land Study Update and its Addendums have provided the objectively assessed need (OAN) figures for housing and employment. The housing OAN figure for Wyre which was reported to Council in March 2016 is 479 dwellings per annum or 9,580 dwellings for the period 2011-2031 and the employment OAN is 53 hectares.

4.8 The Strategic Housing Land Availability Assessment, (SHLAA) has considered the availability and deliverability of land in the borough to meet OAN requirements. This was informed in particular by an assessment of flood risk (Strategic Flood Risk Assessment – (SFRA) Level I and II) and

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

² The ‘main matters and Council’s response can be found at http://www.wyre.gov.uk/info/200319/emerging_planning_policies/970/issues_and_options_2015

an assessment of the capacity of the road network to support development. The majority of sites considered were shown in the Issues and Options Report. It was necessary to consider additional sites not shown in the 2015 Issues and Options consultation document because more land was needed in a particular location to maximise the level of the OAN to be delivered in Wyre. In some cases land identified in the 2015 Issues and Options consultation document has subsequently been either considered unsuitable for development or is unavailable.

- 4.9** Local Authorities have a duty to provide sufficient land to meet the objectively assessed needs for the accommodation of Gypsies, Travellers and Travelling Showpeople through their Local Plans³. The 2014 Fylde Coast Gypsy and Traveller and Travelling Showpeople Study and its 2016 Update identified no need for Gypsy and Traveller sites but has identified a need to identify land for 20 plots for Travelling Showpeople for the period 2011-2031.
- 4.10** A Sustainability Appraisal, (SA), and Equality Impact Assessment, (EIA) have been carried out.

5. Key issues and proposals

- 5.1** The Local Plan is an important corporate document which has been prepared in accordance with statutory requirements and Government policy. The Local Plan being presented in this report is considered to be a sound Plan and the most appropriate option for Wyre when considering legal and national policy requirements and the various constraints in Wyre. It is indeed the only option in complying with legal and policy requirements. Further delays in progressing the local plan may lead to the need to update parts of the evidence base, which in itself could result in further delays.
- 5.2** The Council is required to prepare and adopt a local plan. Not processing a local plan leaves a local planning authority more vulnerable to an increased possibility of less appropriate development than could be achieved through the planned process, for example development is designated countryside areas.
- 5.3** 'Publication' is an important stage in the local plan process before the Local Plan is submitted for independent examination. When adopted the Local Plan will provide the basis for determining planning applications and as such will guide and manage development in the borough for the period up to 2031. It will supersede the 1999 'saved' Wyre Local Plan and the 2009 Fleetwood - Thornton Area Action Plan.
- 5.4** The Local Plan must be read as a whole when used. All policy requirements apply to proposed allocations even if not specifically referred to in the allocation policies. Site allocation policies highlight only key

³ Planning policy for traveller sites', March 2012

consideration in the development of sites and do not repeat all policy requirements in other policies.

- 5.5** Some sites allocated in the Local Plan have extant planning permissions as at September 2017 and these are differentiated on the draft Adopted Policies Map by a symbol. These sites can be developed as per approved planning permission irrespective of whether the permissions comply with the new policies. The new policies will apply if the current permission expires or a new application is submitted for consideration.
- 5.6** The Local Plan comprises a written statement of policies and proposals and a policies map known as the 'Adopted Policies Map'. It includes the following sections:
- Introduction
 - Spatial Portrait and Key Issues
 - Vision and Objectives
 - Local Plan Strategy
 - Strategic Policies
 - Core Development Management Policies
 - Housing Policies
 - Economy Policies
 - Site Allocation Policies
 - Monitoring
 - Glossary
 - Appendices

Wyre Local Plan Strategy

- 5.7** The Local Plan strategy is the culmination of a balancing exercise between competing interests e.g. the protection of Wyre's attractive, high quality environment and addressing identified development needs to support Wyre's population and businesses. The challenge has been to meet the borough's needs for development over the period to 2031 within the particular environmental limits in Wyre and infrastructure constraints.
- 5.8** Sustainability has been a 'golden thread' underpinning the Local Plan strategy to ensure necessary improvements to services and facilities for communities accommodating growth.
- 5.9** Local Authorities are required to identify their objectively assessed needs, (OAN) and meet them in full. As reported to Council in 2016 the housing evidence⁴ indicates a housing OAN for 479 dwellings per year which gives 9580 dwellings over the Local Plan period 2011 -2031. The employment land evidence⁵ has fed into the housing evidence as required by current Government guidance. The housing OAN figure is based on a scenario

⁴ 2013 Fylde Coast Strategic Housing Market Assessment, Addendum I (2014) and Addendum II (2016)

⁵ 2012 Employment Land and Commercial leisure Study; 2015 Employment Land Update and 2015 Addendum I; and 2015 Commercial Market Review.

that meets the forecasted needs of the local economy⁶. The employment land OAN was identified in 2015 as 53 hectares within a recommended range of 43-67 ha range. The approach used in identifying needs is based on methodologies accepted by Planning Inspectors which is important in ensuring a 'sound' Plan⁷.

- 5.10** Since completion of the housing and employment evidence the Government published the 2014 population and household projections in July 2016. In March 2017 the latest economic forecasts were also published. It is expected that an Inspector examining the Local Plan will ask the Council to consider the implications of the latest economic and demographic projections. Therefore consultants were asked to sensitivity test the OAN figures in light of the March 2017 Experian Economic Forecasts and the 2014 population and household projections.
- 5.11** The 2017 Employment Land Study Update Addendum II shows a decrease in job growth figures over the plan period and recommends that the employment land OAN identified in the 2015 Study is no longer robust and a more up to date and robust range is between 32 to 47 hectares. 43 hectares is considered an appropriate employment land OAN which addresses both quantitative and qualitative needs. The Local Plan identifies land to meet in full the employment land OAN.
- 5.12** The 2017 Strategic Housing Market Assessment Addendum III has not been finalised and a verbal update will be given at the Council meeting. Although there is reduced job growth forecasts over the plan period (2011 – 2031), there is a strong growth for the period 2015 - 2031. It is important to note that the OAN figure could not be set below that which the demographic scenario using the latest 2014 projections will show. Preliminary conclusions show that the figure of 479 dwellings remains a robust and appropriate OAN figure.
- 5.13** The Local Plan presented to Council is prepared on the basis of the completed housing evidence⁸. Within the local plan period 2011 to 2031 the Local Plan can only deliver 8,224 dwellings due to various constraints. This results in a shortfall of 1,356 dwellings. Even if the OAN figure were to be reduced, it is not expected that the results of the update to the housing evidence would result in an updated OAN figure that would erase the shortfall. Nor is it anticipated that the change would reduce the requirement for housing land in the Local Plan below the level currently included. Therefore the total housing requirement for the period 2011-2031 is 8,224 dwellings or an annualised figure of 411 dwellings. It is considered that the identified annual housing requirement represents a robust and sound figure for the local plan within the context of constraints in the borough.

⁶ The scenario that underpins both the housing and employment land OAN is the Experian Adjusted Scenario.

⁷ The Government has indicated that it will publish a standard methodology for calculating the housing OAN figure. This is now expected in the autumn of 2017.

⁸ 2013 Fylde Coast Strategic Housing Market Assessment, Addendum I (2014) and Addendum II (2016)

- 5.14** It is important that the Local Plan identifies robust figures for the housing OAN and if different the housing requirement. The consequence of not identifying a robust housing OAN would almost inevitably result in delays adopting the Local Plan or an unsound Plan. Where the housing requirement is different than the OAN figure, this must be justified with credible evidence. It is considered that the Local Plan evidence base and in particular the highway evidence provides a robust basis justifying a lower housing requirement.
- 5.15** As at 31 March 2017⁹ 1,646 dwellings had already been completed since 2011 and 4,117¹⁰ dwellings have planning permission. These count towards the local plan requirement for 8,224 dwellings. The Local Plan allocates land for 2,852 dwellings of which 2,504 dwellings will be delivered within the plan period up to 2031 and could count towards the 8,224 dwellings.
- 5.16** The Local Plan strategy is influenced by the constraints – primarily highway constraints but also flood risk. None of the spatial options consulted upon in 2015 were deliverable. The Strategy can be described as a ‘dispersal’ strategy accommodating development where it is possible at a number of locations across the Borough.
- 5.17** The evidence on highway capacity sets a maximum number of dwellings that the highway network can support with deliverable improvements. The Local Plan allocates land to accommodate the maximum number of dwellings indicated in the highway evidence except in relation to Cleveleys and Fleetwood because there is no deliverable land and also at Pilling because of flood risk concerns. Where appropriate, extensions to settlements are required to be delivered through a masterplan approach and also make provision for key infrastructure as necessary. As noted above only 8,224 dwellings are expected to be delivered within the Local Plan period, which amount to nearly 86% of the OAN requirement.
- 5.18** The table below shows the total scale of development proposed in the Local Plan in individual settlements.

Settlement	Completed 2011-2031 (Dwelling Numbers)	Planning Permissions ¹¹ (Dwelling Numbers)		New Allocations (Dwelling Numbers)	Total Dwellings	
		Small Sites	Large sites		No	%
Barton	1	2	134	26	163	1.9
Bilsborrow	15	11	0	0	26	0.3
Bowgreave	24	3	219	0	246	2.9

⁹ The figures will be updated at 30 September 2017 before the Local Plan is submitted.

¹⁰ In accordance with standard practice planning permissions on small sites on which there are 443 dwellings are discounted by 10% in land supply calculations. A small site is a site of less than 10 dwellings or less than 0.4 of a hectare.

¹¹ Planning permissions include those subject to a s106.

Cabus	0	14	0	0	14	0.2
Calder Vale	0	0	0	0	0	0
Catterall	112	12	445	0	569	6.6
Churchtown/Kirkland	0	1	0	0	1	0.01
Cleveleys	60	7	220	118	405	4.7
Dolphinholme (Lower)	0	2	0	0	2	0.02
Fleetwood	411	46	93	145	695	8.1
Forton	27	36	13	468	544	6.3
Garstang	126	20	511	183	840	9.8
Great Eccleston	13	15	90	500	618	7.1
Hambleton	60	21	217	0	298	3.5
Hollins Lane	5	7	39	62	113	1.3
Inskip	1	7	81	200	289	3.4
Knott End/Preesall	48	17	116	0	181	2.1
Normoss	1	0	0	0	1	0.01
Pilling	45	19	70	0	134	1.6
Poulton-le-Fylde	195	45	802	390	1,432	16.6
Preesall Hill	6	5	0	0	11	0.1
Scorton	1	10	0	0	11	0.1
Stalmine	22	52	77	85	236	2.7
St Michael	17	7	0	0	24	0.3
Thornton	362	36	533	675	1,606	18.6
Other	94	48	14	0	156	1.8
Total	1,646	443	3,674	2,852	8,615	100

Note: 'New Allocations' shows additional land without planning permission. Some allocations have planning permission or are subject to a s106 and are included in the 'Planning Permissions' column.

- 5.19** Highways capacity does not constrain the ability to meet the OAN for employment.
- 5.20** The Local Plan includes policies to ensure that new housing and employment provide choice to meet different needs and assist in achieving a more balanced population. The Local Plan also includes policies requiring the provision of affordable housing and housing, suitable or which can be adapted for older people and other people with restricted mobility. The final version of these policies will be informed by the Viability Assessment.
- 5.21** The allocation of land for new homes may help to keep some existing local services viable because more people will live in a particular area and in some cases the allocation will require enhanced local services which will benefit both new and existing residents. The Local Plan also makes provision for new local employment opportunities to help support the local economy and facilitate the creation of sustainable communities.

- 5.22** A number of sites have been assessed for their suitability, availability and deliverability, including land put forward by landowners and developers (see Strategic Housing Land Availability Assessment, SHLAA). The approach to selecting sites for allocation will be set out in the Allocations Background Paper. The proportion of greenfield land allocated for development (housing and mixed use allocations) outside the current limits of settlements amounts represents 0.32% of the countryside in Wyre. This is a relatively small loss which must also be weighed against the requirement for Wyre to meet its housing and employment needs in full.
- 5.23** Whilst the Framework protects the Green Belt, the Framework also says that in exceptional circumstances Green Belt boundaries could be altered through the preparation or review of the Local Plan. A Green Belt Study was undertaken to ensure that all options have been considered in accommodating development needs and promoting sustainable development. The Study recommends that the removal from the Green Belt of the Cardinal Allen School playfields at Fleetwood, land south of Blackpool Road at Poulton-le-Fylde and land north-east of Poulton Road, Poulton-le Fylde will not affect the function, integrity and permanency of the Green Belt in Wyre.
- 5.24** In line with the aforementioned Green Belt Study the Local Plan proposes to alter the Green Belt to remove the three sites - Cardinal Allen School playfields at Fleetwood, land to the south of Blackpool Road at Poulton-le-Fylde and land north-east of Poulton Road, Poulton-le Fylde. Part of the site south of Blackpool Road, Poulton-le-Fylde is allocated for housing.
- 5.25** The Local Plan allocates land off the A6 north of Garstang to meet the requirement for 20 Travelling Showpeople for the period 2011 to 2031. As part of the process to identify potential sites for traveller pitches an extensive search was undertaken including a 'call for sites'. No sites were put forward other than the allocated site. The site on Kepple Lane, Garstang presently used by Travelling Showpeople is allocated for housing.
- 5.26** However, the Local Plan is about more than just meeting development needs for homes and business.
- It designates areas where development should be controlled such as green infrastructure within settlement boundaries and the countryside beyond settlement boundaries.
 - It introduces a new policy for Wyre – 'Strategic Area of Separation' the purpose of which is to prevent the coalescence of individual settlements and protect their distinct identity.
 - It sets the framework to achieve the regeneration of areas such as Fleetwood Port, Fleetwood Dock and the delivery of the Hillhouse Enterprise Zone. It provides the basis to work with landowners and developers to bring about sustainable change.

- It requires investment in infrastructure including improvements to the highway network, new schools, health facilities and open space.
- In response to climate change the Local Plan directs development away from areas of flood risk and ensures the provision of adequate drainage; and seeks to maximise as far as possible accessibility by means of transport other than the private car.
- It includes policies to protect amenity and safeguard against pollution, including facilitating the use of electric cars.
- It provides for the protection of the natural environment and the borough's heritage and requires high design standards in new developments.
- It recognises that whilst town and local centres have an important role in providing services and facilities to the community that role is changing. Thus the Local Plan adopts a flexible approach to uses in town and local centres, while protecting key parts of our town centres in retail use.

Duty to co-operate

- 5.27** 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. The Council has signed a Memorandum of Understanding with Blackpool Council, Fylde Borough Council and Lancashire County Council to facilitate co-operation on strategic matters on the Fylde sub-region. In preparing their respective local plans the three district councils have prepared joint evidence such as the Strategic Housing Market Assessment.
- 5.28** The Council has engaged with all adjoining local authorities on the issue of Wyre being unable to meet in full its housing objectively assessed need and all strategic cross boundary matters. Adjoining local authorities were kept informed on emerging evidence which indicated that Wyre will not be able to meet in full its OAN and in 2016 were formally asked whether they might be able to help meet some of Wyre's unmet housing needs. All adjoining local authorities indicated in writing that they were unable to do so.
- 5.29** Although discussions with adjoining local authorities have not as yet led to any firm outcomes as to how the shortfall will be met, these discussions are on-going and it is considered that the Council has met its duty to co-operate in preparing the Local Plan. An informal discussion with an Inspector acting as a critical friend was held on 7 August 2017 which gave reassurance that the Council has done enough to satisfy the duty-to-co-operate.

Infrastructure Plan

- 5.30** It is a requirement that the Local Plan is accompanied by an Infrastructure Delivery Plan, (IDP). There has been on going partnership working with a range of infrastructure providers in preparing the IDP to ensure that the

proposals in the emerging Local Plan will not put undue pressure on existing services and facilities and to identify where improvements need to be made. Discussions with infrastructure providers have highlighted key improvements that are required to support the Local Plan, particularly in relation to highways, flood risk, new schools and new health facilities. These are listed in the IDP. This partnership working enables individual infrastructure providers to plan ahead for delivery of infrastructure. Many Infrastructure providers have a statutory duty to provide the infrastructure which is necessary to allow development to function satisfactorily. Other improvements, such as additional school places and health facilities will be provided when it is determined that they are needed. Infrastructure planning is an on-going task and work with infrastructure providers will continue to regularly update the IDP.

Viability Assessment

- 5.31** The Framework requires that the Local Plan should be deliverable, ensuring that the sites and policies are achievable and that the Local Plan does not set requirements that undermine the economic viability of development. The viability assessment of the Local Plan has not been finalised. A verbal report will be given at the Council meeting.

Habitat Regulations Assessment

- 5.32** The draft Wyre Local Plan has been subject to a Habitats Regulations Assessment, (HRA) to identify possible impacts on sites which are protected under European law for nature conservation. The assessment relates to a number of European designations¹². Natural England, (NE) has been involved with the HRA and the Local Plan has been amended to take account of draft recommendations. The amended HRA will be forwarded to NE for formal consultation. Since NE have been involved in the process it is not expected that there will be comments requiring substantive changes to the draft Wyre Local Plan.

Sustainability Appraisal

- 5.33** Planning legislation¹³ requires a local planning authority to carry out a sustainability appraisal of each of the proposals in a local plan during its preparation. As referred to above, planning legislation¹⁴ requires that the authority preparing a Local Plan must do so “with the objective of contributing to the achievement of sustainable development”. A Sustainability Appraisal (SA) incorporating the requirements for a Strategic Environment Assessment under European law has been carried out, considering the Local Plan’s social, economic and environmental impacts.

¹² The various designations are - Morecambe Bay SPA, Morecambe Bay SAC, Morecambe Bay Ramsar Site, Morecambe Bay and Duddon Estuary SPA and Bowland Fells SPA. The Wyre Estuary and part of the river Wyre falls within the Morecambe Bay designations.

¹³ [Section 19 of the Planning and Compulsory Purchase Act 2004](#)

¹⁴ [section 39 of the Planning and Compulsory Purchased Act 2004](#)

The SA also considers the implications of climate change¹⁵. The full SA report (500+ pages) is available in the Member's Library and on the Council's website. A summary has been circulated with the council papers.

- 5.34** The draft Wyre Local Plan includes alterations recommended in the Interim SA report to improve the sustainability of the Plan. The SA shows that the Local Plan proposals are the most appropriate when considering reasonable alternatives. The Sustainability Appraisal must be subject to public consultation and therefore Members are asked to approve the draft Sustainability Appraisal Report for public consultation alongside the draft Local Plan.

Conclusion

- 5.35** Wyre has a duty to prepare a local plan and provide land to meet its development needs. If Wyre does not, land will be released through planning applications/appeals in an ad hoc manner which may result in development which may not be in the most sustainable locations.
- 5.36** It is considered that the Local Plan is legally compliant and sound. The draft Wyre Local Plan strikes a balance between meeting development needs and protecting the important environmental assets. It identifies opportunities for achieving planned, quality sustainable development which responds sensitively to Wyre's valued environment. It represents the approach which officers consider is most likely to be found 'sound' by an Inspector at the examination of the draft Wyre Local Plan.
- 5.37** The Wyre Local Plan does not deliver the full housing OAN and discussions with adjoining local authorities have not produced an agreed approach on how the shortfall will be met. The shortfall remains an issue which the Council will need to continue to work with adjoining local authorities towards addressing. The Wyre Local Plan does however deliver nearly 86% of the housing OAN and it is not expected that it will be found unsound because of the shortfall. The Council has done all it can under the duty to co-operate at this stage in an attempt to resolve the situation with adjoining local authorities. Delaying the adoption of the Wyre Local Plan by finding it unsound will not resolve the issue and will delay the delivery of the 86% of the housing OAN in the most appropriate and sustainable way.
- 5.38** Members are requested to approve the Local Plan for public consultation. At this stage in the local plan process only minor amendments can be made to the Local Plan following public consultation. In order to avoid any further delays in the process Members are requested to approve the Local Plan for submission to the Secretary of State for examination, following the six week public consultation.

¹⁵ Climate Change is also matter considers as part of the Strategic Flood Risk Assessment Level 2.

Public Consultation

- 5.39** This stage of the local plan process is the last stage before it is formally examined. Whilst the draft Wyre Local Plan will be published for six weeks, this is not a consultation similar to the 2015 consultation. The local community, statutory bodies and other interested organisations will be invited to make comments on the soundness of the draft Wyre Local Plan. At this stage Wyre Council is not expected to make significant changes to the Local Plan in response to comments. All representation received will be forwarded to a Government appointed independent Inspector for consideration at the Local Plan examination in public.
- 5.40** It will be made clear that the only way people will be able to have their views considered by the Inspector is for them to make their comments in writing during the next public consultation even if they have made representations previously in 2015. Comments received in 2015 are not sent to the Inspector.
- 5.41** It is proposed to make the 'Publication' draft Wyre Local Plan and Sustainability Appraisal available for inspection online, at the Civic Centre, and at all libraries. A hard copy of the draft Wyre Local Plan and Sustainability Appraisal will be sent to all Parish and Town Councils to facilitate engagement with their local communities. The publication of the Local Plan will be publicised on the Council's website, through formal notices in local papers, a press release, on social media and by direct communication to all persons and organisations on the Local Plan Consultees database and all those who made representations at the previous consultation stage. The proposed approach complies with the 2010 Statement of Community Involvement and planning regulations¹⁶.
- 5.42** Members are requested to approve the consultation approach outlined in paragraphs 5.39-5.41.

Development Management

- 5.43** The 'Publication' 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 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 for Development Management purposes replacing the 2012 Core Strategy Preferred Options in the development management process.
- 5.44** In parallel to the local plan process, planning applications will continue to be submitted and determined by the Council or by a planning inspector at appeal. It is possible that planning permissions will be granted on land not

¹⁶ Town and Country Planning (Local Planning) (England) Regulations 2012.

allocated in the Local Plan but which may have implications for land allocations because of highway capacity constraints. The Local Plan proposals may need to be updated before publication or submission to take account of the latest position.

Equality Impact Assessment, (EqIA)

5.45 The Local Plan has been subject to an EqIA to ensure compliance with public sector equality duty created under the Equality Act 2010. The Local Plan takes account of the recommendations set out in the EqIA.

What happens next?

5.46 As noted above a couple of assessments have not yet been finalised. Updates may be required to take account of the final conclusions from these amendments and also development management decisions. There may also be a need to make minor changes e.g. to correct minor errors or improve the clarity of the document. As the Local Plan is finalised for publication Members are requested to delegate powers to the Head of Planning Services (or the Chief Executive in his absence) to make such minor editorial changes before the document is published so as to avoid any further delay.

5.47 After the six week publication period, the Council must collate the representations it receives and then forward them to the Planning Inspector. The representations must be summarised and responded to individually for the Inspector. Depending on the volume of responses received it could be possible to submit the Plan for examination before the end of the year. Members are again requested to delegate powers to the Head of Planning Services (or the Chief Executive in his absence) to make any necessary minor modifications which do not alter the substance of the Local Plan before submission so as to avoid any delays in the process.

5.48 Depending on the timing and length of the examination, it is expected that the Local Plan should be adopted by the end of 2018.

Financial and legal implications	
Finance	The current 2017/18 budget includes a provision for Local Plan consultancy which includes the costs associated with the examination stage, a Programme Officer, the Planning Inspector and the Community Infrastructure Levy of £246,170 and is not expected to be exceeded.
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

	<p>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 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	✓
data protection	x

report author	telephone no.	email	date
Réa Psillidou	01253 887243	rea.psillidou@wyre.gov.uk	4 August 2017

List of background papers:
The documents listed below are available on the Council's website at http://www.wyre.gov.uk/info/200317/planning_policy
name of document
February 2014 Fylde Coast Strategic Housing Market Assessment
November 2014 Fylde Coast Strategic Housing Market Assessment Addendum I
February 2016 Fylde Coast Strategic Housing Market Assessment Addendum II (Wyre)
July 2017 Strategic Housing Land Availability Assessment
October 2012 Wyre Employment Land and Commercial Leisure Study

September 2015 Wyre Employment Land Study Update and December 2015 Addendum I and July 2017 Addendum II
August 2015 Commercial Market Review
August 2011 Fylde Coast Retail Study and 2013 Update
June 2016 Highways England Evidence Base
February 2017 Lancashire County Council Highways Evidence
2013 Green Infrastructure Study
July 2016 Strategic Flood Risk Assessment Level I
August 2017 Strategic Flood Risk Assessment Level II (This comprises a suite of documents)
May 2016 Green Belt Study
September 2014 Fylde Coast Gypsy and Traveller and Travelling Showpeople Accommodation Assessment & October 2016 Update
August 2016 Settlement Study
October 2016 Settlement Profiles
August 2017 Sustainability Appraisal
August 2017 Equality Impact Assessment

List of appendices

- Appendix 1 - Publication draft Wyre Local Plan (printed/stored separately).
- Appendix 2 - Sustainability Appraisal Non-Technical Summary (printed/stored separately).
- Draft Local Plan Policies Map (printed/stored separately)

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Wyre Council

Publication Draft Local Plan
September 2017

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Forward

Wyre is a beautiful district with distinct and diverse character and heritage extending from the Fylde Coast to the Forest of Bowland. It includes a number of vibrant towns and villages but most of the land comprises tranquil yet productive countryside with numerous dispersed communities. Wyre's coast extends along the Fylde coast and into Morecambe Bay.

It is important that we ensure the economic and social sustainability of our communities whilst protecting our valued environment. We need to manage, guide and facilitate quality development to meet the economic and social needs of all our communities up to 2031 in a manner that protects the environment that defines Wyre Borough.

The preparation of the Local Plan has been a challenging exercise, addressing constraints and balancing the need to meet our economic and social needs whilst protecting our natural and built environment, much of which is highly valued by residents and visitors.

We know that local people feel very strongly about the future of the borough. In June 2015 we consulted on an Issues and Options paper which was the first stage in developing the new Local Plan. There was a good response to the consultation with over 750 representations made. The early consultation gave the community and stakeholders the chance to influence the Local Plan.

The 'Publication' draft Wyre Local Plan 2011-2031 has been prepared by considering the responses to consultation, the information from the extensive evidence base and the latest Government policies and guidance. It is an important document for the future of the Borough. Its preparation has been a challenging task but I am confident that it will ensure sustainable development and investment for the benefit of our communities.

The 'Publication' draft Wyre Local Plan sets out the strategic framework for development in the Borough, the policies which will form the basis for determining planning applications and sets out how we will meet our future housing and employment needs to 2031. Sites have been identified through a thorough and rigorous process, taking account of the constraints that affect where development can take place.

Some of the decisions the Council had to make have not been easy and getting to this stage has been a long and sometimes contentious process. However, the Council is confident that we have prepared a 'sound' plan which provides a framework for the Borough to grow in a sustainable way.

I would like to thank the many residents, community groups and other organisations who have taken time to make comments in 2015. I also thank the Parish and Town Councils and other organisations for their involvement in helping us to prepare the Local Plan and getting to this stage. I hope you can take the time to consider the 'soundness' of the Local Plan and respond to this consultation. I very much look forward to receiving your responses.



Cllr Peter Murphy
Planning and Economic Development Portfolio Holder
September 2017

1 Introduction

1.1 Introduction

1.1.1 The Local Plan is the key planning policy document which will shape Wyre for the period up to 2031. It provides a positive approach to planning in Wyre which makes provision towards meeting employment and housing needs within challenging environmental and infrastructure constraints.

1.1.2 The Local Plan sets out the strategic framework to guide growth, detailed policies to manage development, and land allocations for housing and employment developments. Once adopted, the new Local Plan will replace both the saved Wyre Local Plan (1999) and the 2009 Fleetwood-Thornton Area Action Plan and all their policies.

1.1.3 The Local Plan has a start date of 2011 as this was the base date for the evidence base underpinning the preparation of the Plan.

1.2 Preparation of the Plan

1.2.1 The Draft Plan has been formulated by the Council over a number of years. The key matters that have influenced the Local Plan are: -

- 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.
- 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.
- 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.
- 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 objectives. The evidence base including the various assessments can be viewed on the Council's website at http://www.wyre.gov.uk/info/200318/evidence_base.
- 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 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).

- 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.

1.2.2 The preparation of the Local Plan is governed by the Town and Country Planning (Local Planning) (England) Regulation 2012 (The Regulations). This Draft Local Plan document is referred to as the ‘Publication’ draft with reference to the ‘Publication’ stage in the Regulations.

1.2.3 The Local Plan comprises both a written document (the ‘Written Statement’) and a Policy Map (the Adopted Policies Map).

1.2.4 The Written Statement includes:

- 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.
- 5) Detailed policies – these include detail Core Development Management Policies and thematic ‘Housing’ and ‘Economy’ policies for the management of development
- 6) Allocation Policies – setting out policies for specific sites shown on the ‘Adopted Policies Map’.
- 7) Glossary – this explains technical terms that are used a number of times in the Local Plan.
- 8) Appendices

1.3 How the Local Plan should be used

1.3.1 The Local Plan should be read as a whole. Policies, therefore, should not be read in isolation, but in the context of the Plan as a whole. Different policies in the Plan are inter-related and decisions about a particular development will require consideration of a number of policies. Some policies include cross references of other policies. This is to emphasise their particular relevance and should not be read to mean that other policies not cross-referred to are not relevant.

1.3.2 Allocation Policies include key considerations that will apply for the development of a specific site. This is to assist applicants how a site should come forward and what are the key considerations/requirements. Allocation policies do not interpret all other policies in the

Local Plan for the particular site or replicate all policy requirements. For example, allocation policies do not specifically refer to the provision of affordable housing, but this should not be read to mean that affordable housing should not be provided on allocated sites.

1.3.3 Where relevant any one policy in the Local Plan will apply to the determination of a planning application including a planning application relating to an allocated site.

1.3.4 The Local Plan is supported by the Strategic Flood Risk Assessment Level 2 which includes the Sequential Test Paper for proposed allocations and the Habitat Regulations Assessment, Viability Assessment. These assessments should be the basis for more detail assessment required at planning application stage. The Infrastructure Delivery Plan must also be read alongside the Local Plan.

1.3.5 Policies in the Local Plan are not written in a prescriptive manner where appropriate to allow for flexibility in the Local Plan and to ensure the Local Plan remains relevant throughout the local plan period as far as possible in light of any changes in the detail of Government policy and future unforeseen circumstances. Once the Local Plan is adopted supplementary planning guidance in the form of a 'Supplementary Planning Document – SPD' will be prepared in relation to local plan policies to provide further guidance on the application of a particular policy. It is expected that an SPD will be prepared in relation to affordable housing and mix of housing, green infrastructure, developer contributions and master planning.

1.3.6 The Publication draft Wyre Local Plan and housing trajectory uses housing and employment figures as at 31 March 2017 monitoring date. Further monitoring will be carried out at 30 September 2017 and information in the Local Plan will be updated accordingly.

1.4 The 'Duty to Co-operate'

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.

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.

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.

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 Fylde Local Plan which is currently going through its examination and as yet not adopted. 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.

1.4.5 The Duty to Cooperate Statement sets out Wyre's co-operation with various organisations in preparing the Local Plan.

1.5 Consultation & Further information

1.5.1 This Draft Local Plan is subject to a 6 week public consultation from XXX to XXXX. Comments are invited on the 'soundness' and legal compliance of the Draft Local Plan. Comments must be received no later than 5pm XXXXXX and should be made either by post or email to the details listed below.

'**Soundness**' refers to four tests that the Local Plan is -

'**Positively prepared**' – Whether the Local Plan is 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**' – Whether the Local Plan presents the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;

'**Effective**' – Whether the Local Plan is deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and

'**Consistent with national policy**' – Whether the Local Plan enables the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework.

'**Legal compliance**' refers to whether the Local Plan complies with legal requirements in planning legislation.

1.5.2 For further information on the Local Plan or any other planning policy enquiries, please contact the Wyre Borough Council Planning Policy team using the details below:

- Wyre Borough Council
Civic Centre
Breck Road
Poulton-le-Fylde
Lancashire
FY6 7PU
- Telephone: 01253 891000
- E-mail: planning.policy@wyre.gov.uk

1.5.3 Following this consultation the Council will submit the draft Local Plan to the Secretary of State for Independent Examination with any minor modifications deemed necessary.

2 Spatial Portrait and Key Issues

2.1 Introduction

2.1.1 The spatial portrait sets the context for the Local Plan by illustrating the key characteristics and features of the Borough. The purpose of the Spatial Portrait is to set in summary the present position and identify key issues which the Local Plan must consider.

2.2 Spatial Characteristics

2.2.1 Wyre is a Lancashire coastal district bounded by the sea along parts of its western and northern boundaries. It shares a common land boundary with the City of Lancaster to the north, with the Boroughs of Ribble Valley, Preston and Fylde to the east and south respectively, and with Blackpool Unitary Authority along the remainder of its western boundary.

2.2.2 Wyre lies in the north of what collectively with Fylde and Blackpool is known as the Fylde Coast sub-region. Wyre however extends a considerable way inland in the east and includes part of the Forest of Bowland Area of Outstanding Natural Beauty (AONB). The northern coastline from Fleetwood to Pilling form part of Morecambe Bay which continues along the coastline to Barrow in Cumbria.

2.2.3 Wyre itself is characterised by a distinct geographical polarity, with the main urban areas situated in the west of the Borough, and a large expanse of rural area to the East.

2.2.4 The urban areas are primarily situated on a peninsula west of the River Wyre, and includes the coastal towns of Fleetwood, Thornton and Cleveleys, and to the south, slightly inland, the market town of Poulton-le-Fylde.

2.2.5 The main rural area settlements with the most service provision (i.e. shops etc.) are the market town of Garstang, Knott End/Preesall and Great Eccleston. The rural area is itself characterised by a large area of low-lying countryside and farmland, and east of the M6, the Bowland Fells which fall within the Forest of Bowland AONB.

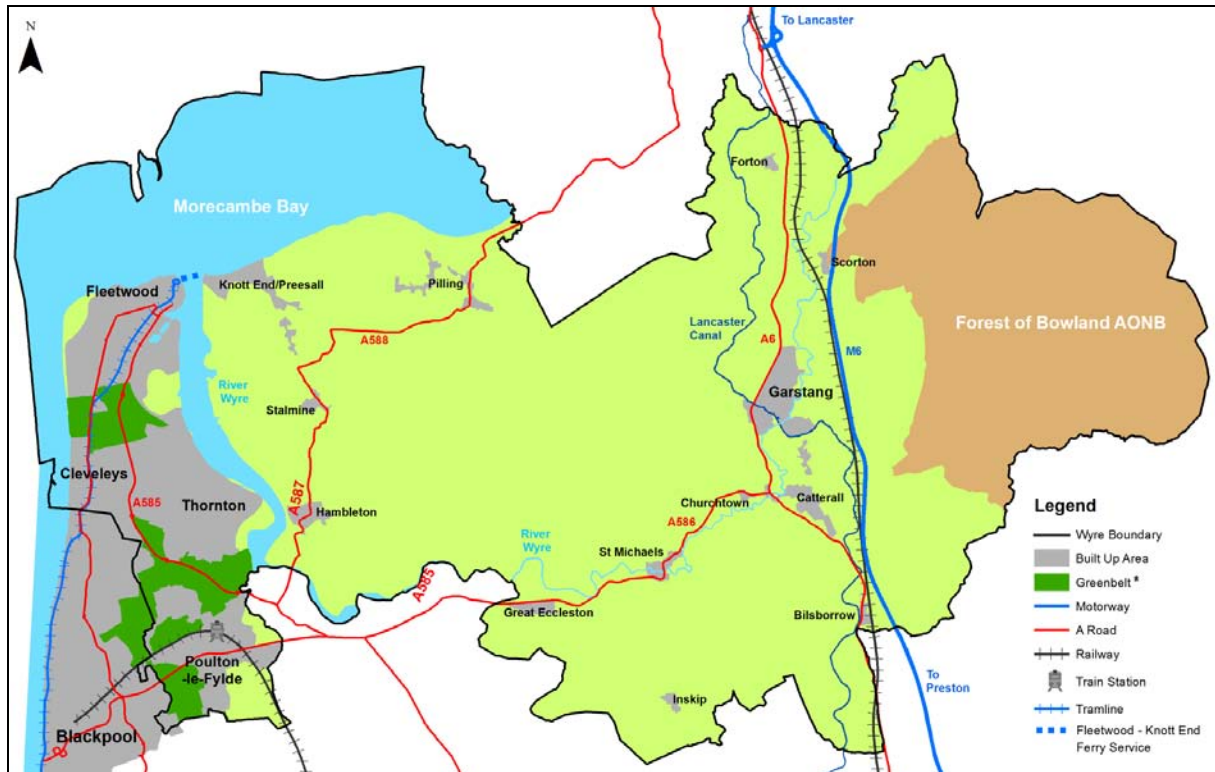
2.2.6 There are a number of settlements which straddle Wyre Borough's administrative boundary. These are Cleveleys and Normoss straddling the boundary with Blackpool; Little Eccleston straddling the boundary with Fylde and Barton straddling the boundary with Preston. In the north Lower Dolphinholme adjoins Dolphinholme in Lancaster and together the two places are considered as one community. Great Eccleston, close to the boundary with Fylde, functionally links with communities in Fylde as it provides services for them including school and health provision.

FIGURE 2.1: WYRE COUNCIL



2.2.7 Wyre as part of the Fylde Coast sub-region has strong functional links but also a close working relationship with Blackpool and Fylde. The three authorities share a common housing market area and have established an Economic Development Company.

FIGURE 2.2: WYRE'S SPATIAL CHARACTERISTICS



*See paragraph 3.6.3 for further details.

2.3 Population and Society

2.3.1 The estimated population for Wyre (mid-2016) is 110,261, this compares with the 2011 Census figure of 107,749 representing a 2.3 per cent increase and the 2001 Census figure of 105,618 representing a 4.4 per cent increase. Growth in England between the 2001 Census and the mid-2016 estimate increased by 12.5 per cent, whilst growth in Lancashire (including Blackburn with Darwen and Blackpool) increased by 5.0 per cent.

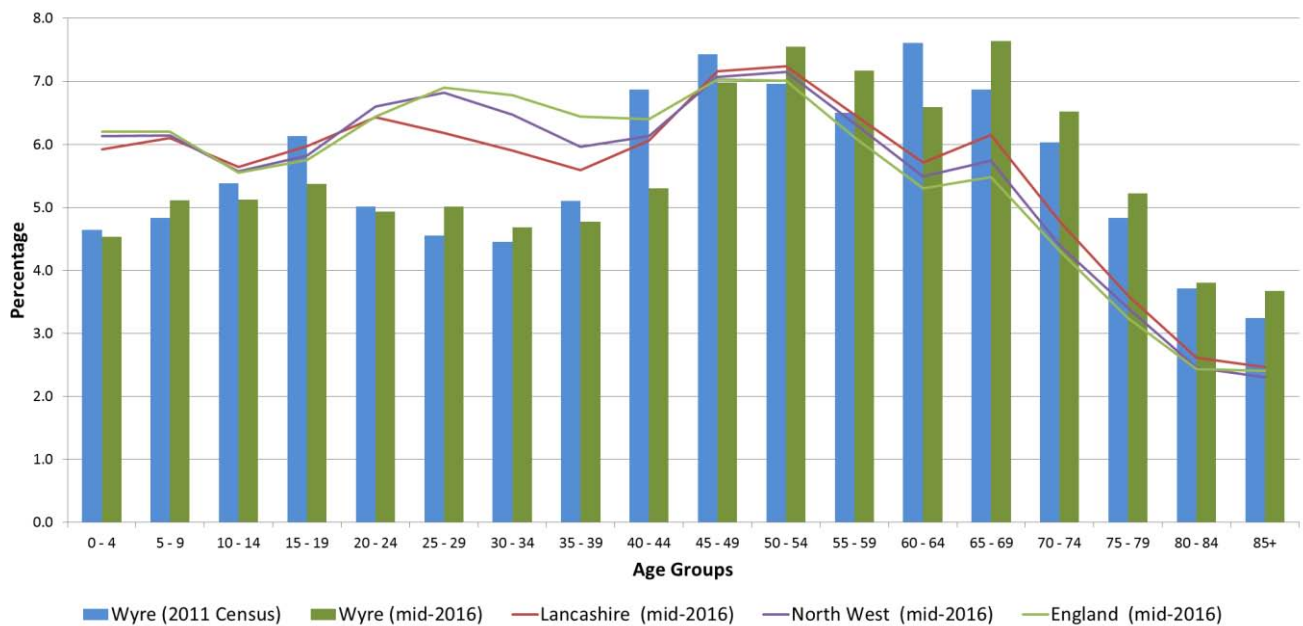
2.3.2 Wyre's population age structure is somewhat different in comparison to Lancashire (including Blackburn with Darwen and Blackpool), the North West and England. As shown in figure 2.3 (the mid-2016 estimates) Wyre has a larger proportion of residents over the age of 45 and lower proportions across all age groups under the age of 45. In comparison to the 2011 Census, the age groups have changed slightly. All age groups over the age of 50 (except 60-64) have increased and are higher than the regional and national average. Age groups 0-4, 10-24 and 35-49 have all decreased.

2.3.3 The 2014-based population projection¹ figures illustrate that Wyre's population is projected to increase to 114,500 by the year 2032 (6% greater than the 2011 Census). Wyre's population is also projected to age considerably by the year 2032, especially the 75+ age group which has a significant increase of approx. 7,000 (55%) between 2011 (census) and 2032 (projection). The age group 65-74 is also expected to increase considerable by approx. 4,000 (29%). The projections also indicate that the age groups 0-4, 15-24 and age

¹ These projections are published by ONS and are based on the 2012 mid-year population estimates published on 26 June 2013 and a set of underlying demographic assumptions regarding fertility, mortality and migration based on local trends.

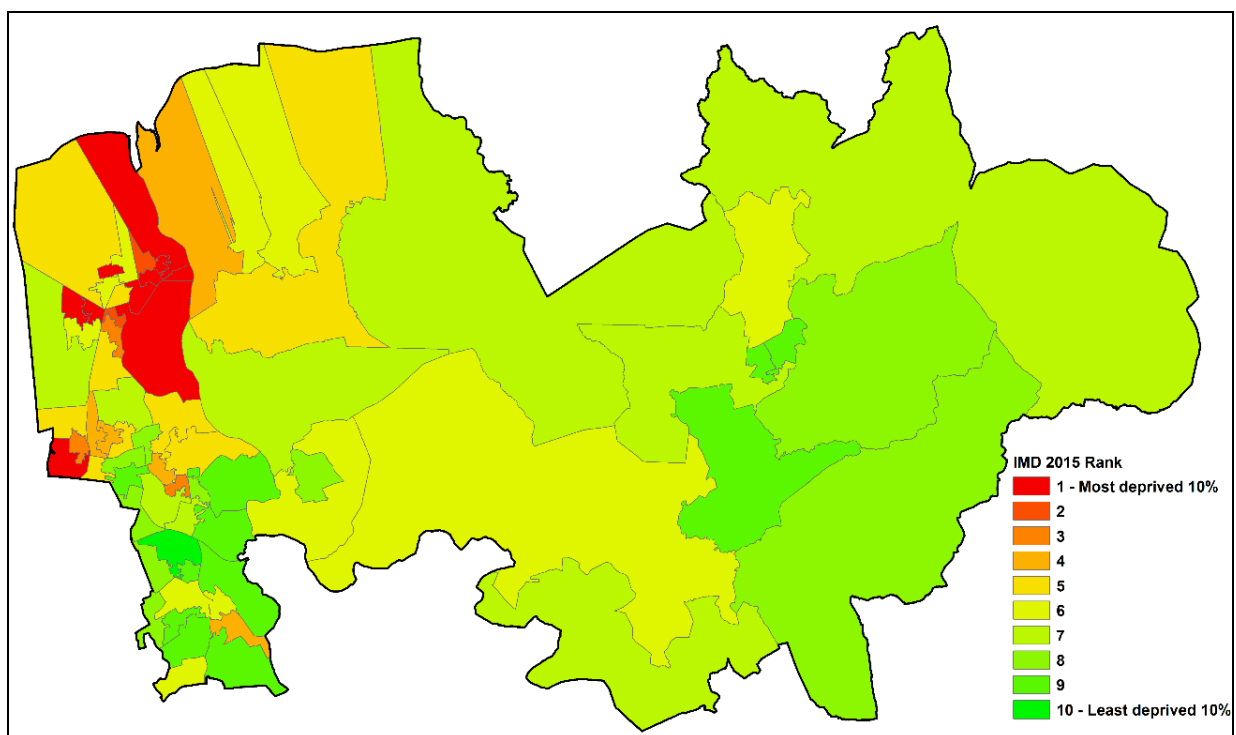
groups between 35 and 64 are all projected to decrease in population, especially the 45-54 age group which has a significant decrease of approx. 3,000 (20%).

FIGURE 2.3: POPULATION STRUCTURE OF WYRE, 2011 CENSUS AND MID-2016 ESTIMATES



2.3.4 The 2015 Index of Multiple Deprivation (IMD) illustrates that spatially, there are significant inequalities between the urban and rural parts of the borough, with the more deprived areas being found exclusively in the urban areas especially Fleetwood. Other areas in the borough such as Garstang and parts of Poulton-le-Fylde, Thornton and Cleveleys are ranked in the least deprived areas of England.

FIGURE 2.4: 2015 INDEX OF MULTIPLE DEPRIVATION (IMD)



Source: Office of National Statistics (ONS)

2.3.5 At the age of 65, Wyre has some of the longest life expectancy averages in Lancashire for both men and women. However, there are differences in life expectancy across the borough, these generally correlate with areas of high deprivation. In the most deprived areas of Fleetwood life expectancy is 8.6 years lower for men, and 7.0 years lower for women than in the least deprived areas of the borough.

Key evidence base document(s)

- *Authority Monitoring Report 2015-2016*

2.4 Housing

2.4.1 There have been 1,646 new dwellings completed between 1 April 2011 and 31 March 2017 which equates to approximately 274 dwellings per annum. In recent years, the majority of new development has been focused on the larger urban settlements of Fleetwood and Thornton which is reflective of the proposals contained in the Adopted Fleetwood-Thornton Area Action Plan (AAP).

2.4.2 At the 2011 Census there were approximately 47,281 households in Wyre of which 28% were in detached dwellings compared to 22% in Lancashire and 18% in the North West. 18% of all dwellings were terraced which is significantly lower than Lancashire (31%) and the North West (30%). The average number of bedrooms in Wyre was 2.8 which was the same as Lancashire and similar to the North West (2.7). 1.8% was either a caravan or other mobile or temporary structure compared to 0.7% in Lancashire and 0.2% in the North West.

2.4.3 The 2011 Census also show that of the 47,281 households in Wyre, 78% are owner occupied compared to 71% in Lancashire and 65% in the North West. The number of social rented properties in Wyre (7%) is lower than Lancashire (12%) and the North West (18%). Therefore the housing stock and tenure is somewhat different to other parts of the region.

2.4.4 The Strategic Housing Market Assessment (SHMA) indicates there is a shortage of smaller properties in Wyre. Smaller properties are suitable for young people and families and will also allow older people to downsize. The SHMA also indicates suppressed younger household formation which may be linked to the relative limited provision of smaller properties. The 2013 SHMA and the subsequent Addendum 1 report (2014) considered the need for affordable housing in the borough. The Addendum 1 report suggested that 339 affordable homes would be needed annually with provision of this scale clearing an anticipated backlog over the next five years and subsequently requiring 299 affordable homes per annum thereafter to meet newly arising needs over the remainder of the plan period.

2.4.5 As at October 2016, 228 homes in Wyre had been vacant for longer than 6 months representing 0.4 per cent of total dwelling stock, compared to 1.4 per cent in Lancashire, 1.2 per cent in the North West and 0.8 per cent in England.

Key evidence base document(s)

- *Strategic Housing Market Assessment (2014) and Addendums one (2014), two (2016) and three (2017)*
- *Strategic Housing Land Availability Assessment (2017)*
- *Housing Monitoring Report 2016*
- *Rural Housing Needs Survey 2015 to 2020*
- *Fylde Coast Gypsy and Traveller and Travelling Showpeople Accommodation Assessment (2014) and Update (2016)*
- *Affordable Housing Viability Study (2010) and Addendum (2011)*
- *Local Plan Viability Study (2017)*

2.5 Economy

2.5.1 There are four main towns in Wyre with substantial town centres providing a range of retail and other services and facilities - Fleetwood, Cleveleys and Poulton-le-Fylde located within the urban peninsula and Garstang located in the eastern part of the borough on the A6. Garstang town centre serve a number of rural settlements, particularly in the central and eastern part of the Borough. There four smaller 'district centre – two in Thornton, at Knott End and at Great Eccleston, which serve their respective local areas and in the case of Knott End and Great Eccleston their immediate rural hinterland. Further down the hierarchy there a number of neighbourhood centres and free standing local shops, mostly in the main towns serving their immediate community.

2.5.2 All four town centres are relatively healthy town centres; however in January 2017 vacancy rates in Fleetwood were above the regional average and together with Cleveleys above the national average. Whilst the Teanlowe centre at Poulton-le-Fylde has been redeveloped to provide large modern retail premises, the linear nature of Cleveleys and Fleetwood centres, and the proximity of surrounding residential areas, means that there are more limited development opportunities to attract new investment. Fleetwood also has an out of centre retail outlet (Freeport) which attracts many visitors.

2.5.3 Table 2.1 indicates the levels of employment in selected economic sectors in 2011. Compared regionally, the Borough has a strong representation in the Agriculture, Forestry and Fishing sector which is significantly higher than the regional average. This is to be expected due to the large rural area and many working farms. However, the sector accounts for relatively low levels of employment in absolute terms compared to other sectors.

TABLE 2.1: NUMBER OF JOBS IN SELECTED ECONOMIC SECTORS, 2011

Economic Sector	Number of Jobs
Accommodation, Food Services and Recreation	4,060
Agriculture, Forestry and Fishing	1,120
Construction	3,480
Finance, Insurance and Pensions	460
Information and Communication	380
Manufacturing	3,560
Oil and Gas Extraction	0
Professional & Other Private Services	4,610
Public Services	11,130
Retail Trade	4,260
Transport and Storage	1,190
Utilities (Gas, Water and Electric)	470
Wholesale	2,210

Source: Experian (Wyre Employment Land Study Update, 2015)

2.5.4 The majority of current employment areas are located in the west of the borough in Fleetwood, Thornton and Poulton-le-Fylde. There are, however established industrial and employment areas distributed throughout the Borough, Garstang and Catterall as well as smaller sites in rural areas. Rural businesses including farming businesses are in important to the sustainability rural communities and valuable to the local economy.

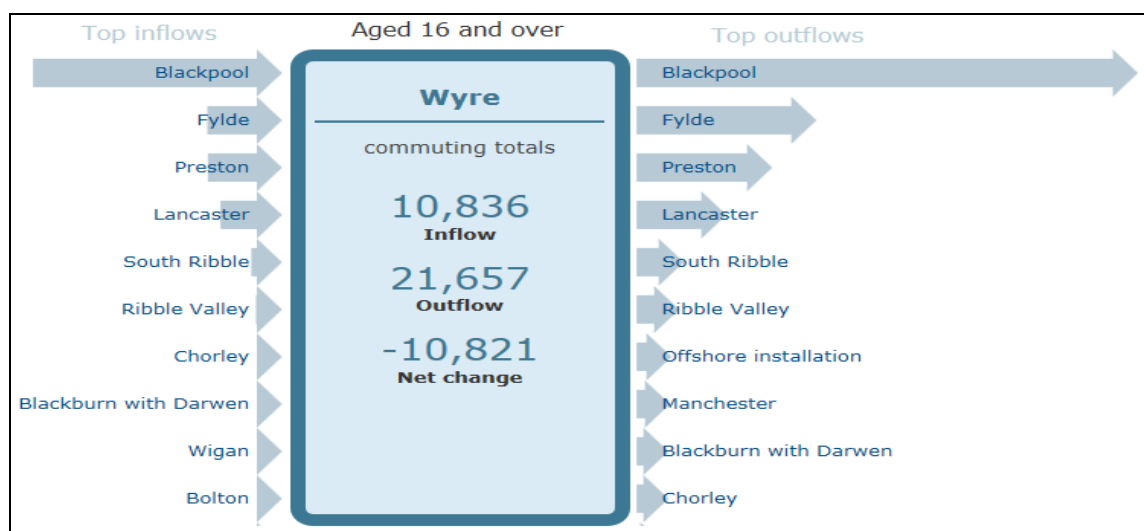
2.5.5 Hillhouse at Thornton was designated as an Enterprise Zone (EZ) in 2016 and it is now known as Hillhouse Technology EZ, Lancashire and forms part of the Lancashire Advance Manufacturing and Energy Cluster. Hillhouse include large international companies which have grown in recent years. The EZ designation is expected to further encourage growth and investment in chemicals, advance manufacturing and energy sectors.

2.5.6 Fleetwood Port ceased to operate in 2010 and the Stena ferry ceased to operate from Fleetwood. Fleetwood Port remains a designated port which offers opportunities for port related activities.

2.5.7 The 2015 Commercial Market Review has identified three separate sub-markets within the Borough - the A6 Corridor (Garstang and Catterall), Wyre Peninsular (Poulton-le-Fylde, Thornton-Cleveleys and Fleetwood) and Rural Areas (Rural West, Central Rural Plain and Rural East and Uplands). The economies within each of the identified submarkets specialise in very different functions, and often occupiers are specifically geared towards these specialisms.

2.5.8 In terms of workforce, 69.1% of the working age population are in employment (2015-2016) which is the 6th highest employment rate (14th being the worst) in Lancashire (including Blackburn with Darwen and Blackpool). However, Wyre has a lower employment rate (65.5%) than the North West (71.4%) and nationally (73.7%). Although, in terms of unemployment, Wyre (4.6%) has a lower unemployment rate when compared to the North West (5.3%) and nationally (5.1%).

FIGURE 2.5: WYRE COUNCIL TRAVEL TO WORK FLOWS (2011 CENSUS)



2.5.9 As shown in figure 2.5, Wyre is a net exporter of labour. As recorded in the 2011 Census, of 48,558 Wyre residents in employment, 21,657 regularly travelled outside of the Borough to work elsewhere, mostly to the neighbouring authorities of Blackpool, Fylde, Preston and Lancaster. At the same time, approximately 10,836 residents of other Boroughs commute into Wyre to work, again predominantly from adjoining local authorities, representing a net outflow of 10,821 workers.

2.5.10 The 2011 net outflow figure is similar to the 2001 Census which represented a net outflow of 10,494 workers, representing a 3% increase from 2001 to 2011.

2.5.11 In 2015, there was over 4.6 million tourism visits to Wyre, an increase of 1.2 per cent from the previous year. This equates to 7 per cent of all tourism visits to Lancashire. A total of £330.449 million was generated within the local economy through victor and tourism business expenditure, an increase of 1.1 per cent from the previous year.

Key evidence base document(s)

- *Employment Land and Commercial Leisure Study (2012)*
- *Employment Land Study Update (2015), Addendum I (2015) and Addendum II (2017)*

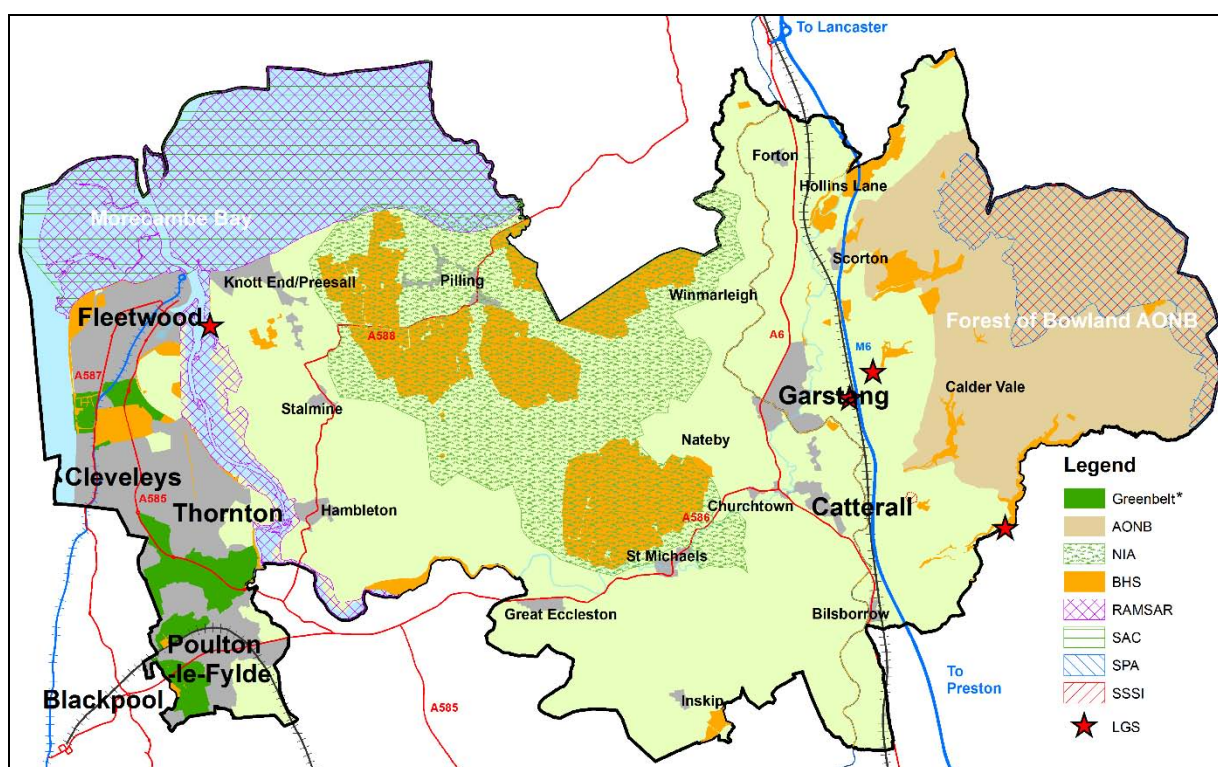
- Fylde Coast Retail Study (2011) and Update (2013)
- Employment Land Monitoring Report 2015-2016
- District and Local Centre Study (2017)
- Settlement Study 2016

2.6 Environment

2.6.1 One of the Borough’s assets is the attractive natural environment, made up of a large green infrastructure network including biodiversity and geological sites, open spaces, the coastline and beaches, the River Wyre and its tributaries, Lancaster Canal and open countryside. Large parts of the countryside comprise agricultural farmland.

2.6.2 As shown on figure 2.6, there are significant areas designated for their environmental importance. Table 2.2 illustrates the number and % land cover of the environmental designations in Wyre.

FIGURE 2.6: ENVIRONMENTAL DESIGNATIONS AND KEY CONSIDERATIONS IN WYRE



*See paragraph 3.6.3 for further details.

TABLE 2.2: ENVIRONMENTAL DESIGNATIONS IN WYRE

Designations and Key Considerations	Total Number** (Land and Sea)	Total Hectares (Land and Sea)	Number** (Land) Only	Hectares (Land) Only	% On Land*
Area of Outstanding Natural Beauty (AONB)	1	5,079	1	5,079	18.23
Sites of Special Scientific Interest (SSSI)	5	6,297	3	1,845	6.62
Special Protection Area (SPA)	2	6,231	1	1,779	6.38
Special Areas of Conservation (SAC)	1	4,058	0	0	0
Biological Heritage Sites (BHS)	67	3,259	67	3,259	11.7
Local Geodiversity Sites (LGSs)	4	616	4	616	2.21

*Percentage calculated on land only. Therefore excluding any designations which cover the sea and the Wyre Estuary.

**Some designations overlap and some may cross in to adjoining local authorities.

2.6.3 As at September 2017 the designated Green Belt in Wyre covers an area of 750 hectares on the urban peninsula to the west of the borough (see figure 2.6) between Fleetwood, Thornton and Cleveleys; and between Poulton-le-Fylde, Thornton, Cleveleys and Blackpool. The Green Belt Study (2016) made recommendations with regards to parcels of land within the Green Belt and whether they could be released from the Green Belt without affecting its integrity, function and long term permanency.

2.6.4 To the East of the borough is the Forest of Bowland Area of Outstanding Natural Beauty which partially lies within Wyre (see figure 2.6). The area is an important national asset designated because of its outstanding landscape whose distinctive character and natural beauty are so precious that it is safeguarded in the national interest.

2.6.5 Lancaster Canal to the East of the borough (see figure 2.6) is also an important asset with a multi-functional role as a leisure, recreation and tourism asset. The Canal is also designated as a Biological Heritage Sites important to wildlife and as an ecological corridor/resource. The Canal links Wyre to Lancaster to the North and Preston to the South.

2.6.6 The Morecambe Bay Limestones and Wetlands Nature Improvement Area (NIA)² partially covers Wyre (see figure 2.6) and is an area internationally significant for nature conservation by improving and connecting up the area's special wetland, limestone grassland and woodland habitats, as well as inspiring community action and supporting sustainable farming, woodfuel and wildlife tourism.

2.6.7 Morecambe Bay is also of particular importance to Wyre. The vast area of sands and the coast provide the borough with a large area for leisure and tourism. The area is also designated as a Site of Special Scientific Interest (SSSI)³, classified as a Special Protection Area (SPA)⁴, Special Area of Conservation (SAC)⁵ and a Ramsar site⁶ (see figure 2.6). As a result of the European Habitats Directive, Morecambe Bay is currently 1 of 45 European marine sites in England. Within Morecambe Bay, Defra are currently considering a new Wyre-Lune Marine Conservation Zone (MCZ)⁷.

2.6.8 There are several important green corridors/linkages throughout the borough which link different areas, both locally and sub-regionally, these include; the River Wyre, Lancaster Canal, cycling routes and Public Rights of Way (PROW).

2.6.9 The Wyre Way is a 66km walking route that follows the River Wyre from its source in the Bowland Fells to the estuary mouth in Fleetwood. The proposed North West Coastal Trail is an ambitious and exciting project, aiming to create a continuous, multi-use trail running along the coast from Carlisle to Chester, linking some of the North West's greatest coastal landscapes, heritage and settlements. Both contribute to an important local and sub-regional green infrastructure network.

² Nature Improvement Areas (NIA) were announced in the Natural Environment Whitepaper 2011. NIAs are areas where partners are working together to restore, enhance and connect wildlife habitats. NIAs are supported by Defra, DCLG, Environment Agency, Forestry Commission and Natural England.

³ Site of Special Scientific Interest (SSSI) are sites designated by Natural England under the Wildlife and Countryside Act 1981.

⁴ Special Protection Areas (SPA) are areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries.

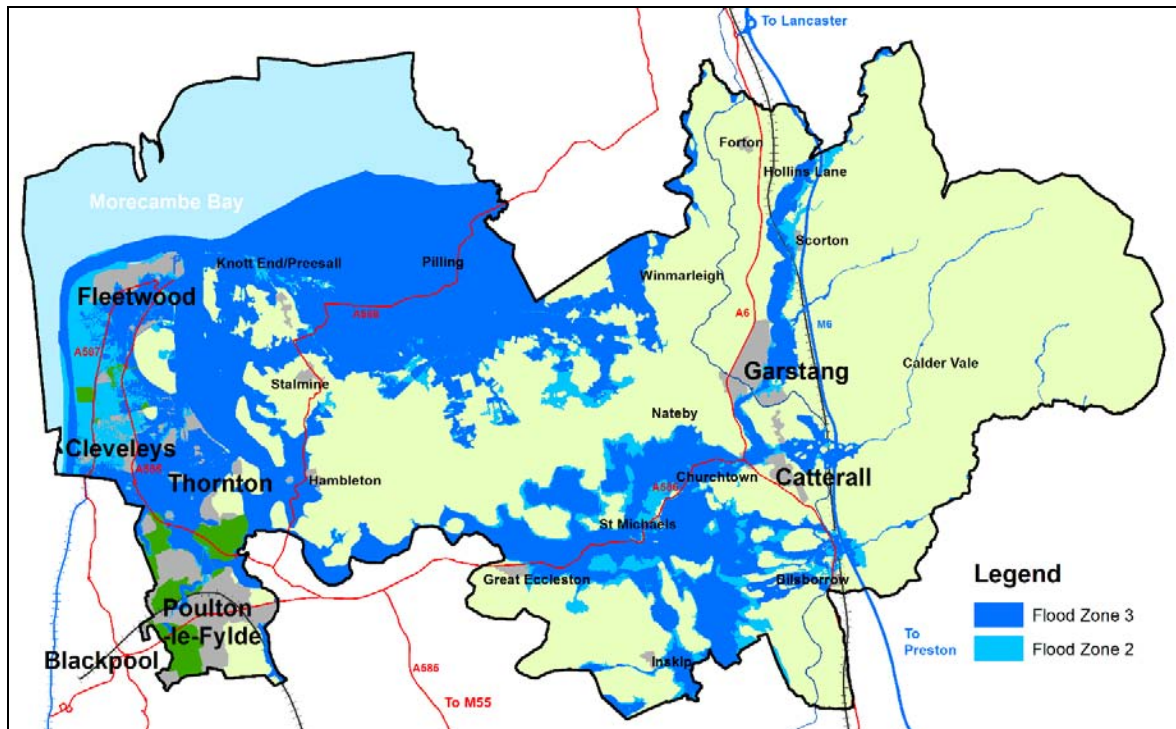
⁵ Special Areas of Conservation (SACs) are strictly protected sites designated under the EC Habitats Directive.

⁶ The Convention on Wetlands, called the Ramsar Convention, is an intergovernmental treaty that provides the framework for national action and international cooperation for the conservation and wise use of wetlands and their resources.

⁷ The Marine and Coastal Access Act 2009 allows for the creation of Marine Conservation Zones (MCZs) which protect a range of nationally important marine wildlife, habitats, geology and geomorphology.

2.6.10 With much of Wyre relatively low-lying, the risk of coastal and river flooding is significant in certain locations, with much of the coastal area to the north of the Borough and land around the River Wyre classified as Flood Zone 2 (medium risk) and/or Flood Zone 3 (high risk) by the Environment Agency (EA). As shown in figure 2.7, some settlements are fully covered by a flood zone 2 or 3 designation.

FIGURE 2.7: FLOOD ZONE 2 AND 3 IN WYRE



SOURCE: ENVIRONMENT AGENCY (JANUARY 2017)

2.6.11 Agricultural land has been classified by the Department for Environment Food & Rural Affairs (Defra) into several grades, with grades 1, 2 and 3a being the best and most versatile. In Wyre there is no grade 1 land but there are large areas of grade 2 (approximately 30%) and grade 3 (approximately 43%). However, it must be noted that only small pockets of grade 3 land in Wyre have been distinguished between grade 3a and 3b. Grade 3a land is classified as good quality agricultural land and grade 3b as moderate quality agricultural land.

2.6.12 Bathing water quality within the borough is monitored in two locations: Cleveleys and Fleetwood. Monitoring has been undertaken at these locations since 1988. In 2016, Fleetwood was classified as 'good' which had declined from the previous year (excellent in 2015). However, Fleetwood was classified as 'poor' in 2013 and 2014. In 2016, Cleveleys was classified as 'good' which was an improvement from the previous years (poor in 2013 - 2015).

2.6.13 Air Quality within Wyre has been monitored since 2000. This monitoring had not revealed any concerns until 2009 when an Updating and Screening Assessment highlighted that air quality in parts of Poulton-le-Fylde had fallen below national objectives. As a result, in 2009 Wyre Council declared an Air Quality Management Area (AQMA) located around Chapel Street in Poulton-le-Fylde. The AQMA monitors nitrogen dioxide NO₂ levels and a re-assessment in 2011 concluded that there is no evidence to suggest that nitrogen dioxide concentrations are decreasing.

Key evidence base document(s)

- *Strategic Flood Risk Assessment Level 1 (2016) and Level 2 (2017)*
- *Green Infrastructure Study 2013*
- *Green Belt Study 2016*

2.7 Heritage and the built environment

2.7.1 The borough's numerous distinct towns and villages and their relationship to the surrounding natural environment create a diverse built environment that contributes to the distinctive character and image of the Wyre. This character has developed over a period of many years.

2.7.2 In Wyre, there are seven Conservation Areas; Calder Vale, Churchtown, Dolphinholme, Fleetwood, Garstang, Poulton-le-Fylde and Scorton. Conservation Areas recognise a broader character than individual listed buildings, as all features within a Conservation Area are part of its character.

2.7.3 There are seven Scheduled Monuments in Wyre - three near Bleasdale within the Forest of Bowland AONB, two in Garstang, one near Catterall and one at Great Eccleston.

2.7.4 As at August 2017, Historic England identified 303 listings⁸ of listed buildings in Wyre. Of these, two were Grade I, seven were Grade II*, and 294 were Grade II. Of the 303 listings, three are recorded on the heritage at risk register by English Heritage.⁹

2.7.5 There are two Grade II Registered Historic Parks and Gardens in Wyre - The Mount and the Memorial Park at Fleetwood.

2.8 Infrastructure

2.8.1 Compared to neighbouring authorities, especially Lancaster to the north and Preston to the south, Wyre has relatively poor road access to the national road system; the M6 cuts through the eastern end of the Borough, but there are no junctions on this stretch of the motorway.

2.8.2 The A585 trunk road links the Borough's main urban towns (71% of Wyre's population, 2011) to junction 3 of the M55, but this is a single-carriageway road and at peak times is heavily congested along certain sections and junctions. Highways England are working on a scheme to by-pass Little Singleton junction on the A585(T) which is a major pinch point. The new road is scheduled to be completed by 2022. Consultation on a preferred scheme is expected later in 2017.

2.8.3 The local highways network managed by Lancashire County Council is also heavily constrained. The A6 runs through the eastern end of the borough connecting a number of settlements to the M6 and Preston to the south and the M6 and Lancaster to the north. The junction of the A6 with the M55/M6 is at capacity but with certain deliverable improvements to the motorway and local networks, limited development can be supported in settlements along the A6. The evidence prepared by Lancashire County Council shows a maximum level of development that can be supported in different settlements.

2.8.4 Public transport provision includes a network of bus routes connecting residents to destinations within the Borough and beyond including Blackpool, Lancaster and Preston.

⁸ Some listings include more than one listed building, i.e. a terraced street with individual listed buildings is included as one listing.

⁹ English Heritage Risk Register lists those sites most at risks of being lost through neglect, decay or inappropriate development.

Some settlements do not have access to a bus for example, Scorton and Calder Vale whilst some other rural settlements have limited services. There is only one train station in Wyre at Poulton-le-Fylde with good train services to Blackpool and Preston. Services include regular direct services to Manchester and limited direct services to Liverpool, Leeds and York. There is also one service (weekdays only) direct to London in the morning and one returning at night. The station however has limited parking and no opportunities to expand the car park on site.

2.8.5 The Fylde Coast is well known for Heritage Trams and has a well-connected tram network with services operating between Starr Gate (south of Blackpool town centre) to Fleetwood via Cleveleys. The tram network was upgraded in 2012 which saw the replacement of 11 miles of track and the introduction of a fleet of 16 state-of-the-art trams. Subject to approvals, there are plans to extend the tram network to Blackpool North Rail Station.

2.8.6 As of March 2014 (latest data available from Lancashire County Council), there was a total 19,189 metres of dedicated cycle routes within the borough. The borough also has 26,521 metres of bridleways used for walking, cycling and riding within a much larger extensive Public Rights of Way (PROW) network.

2.8.7 According to the 2011 Census, in Wyre 43% of people (aged 16-74) travel to work by car. However, there are significant differences across the borough with 33% of people travelling to work by car in Fleetwood and 60% in Catterall. Similarly, there are significant differences when comparing the average distance travelled to work with settlements in the rural area travelling beyond the borough average (15.3km). For example, the average distance for residents in Forton and Inskip is 19.3km compared to Poulton-le-Fylde which is 13.2km. There is a heavy reliance on private transport which is likely to continue.

2.8.8 In Wyre there are a total of 42 primary schools, 7 secondary schools and 6 other types of schools (i.e. pre-school, pupil referral and special schools). There is also Rossall School (founded in 1844), a fee paying co-educational, independent school, between Cleveleys and Fleetwood. There are also two higher and further educational establishments in Wyre; Myerscough College in the eastern part of the borough and the Nautical Campus in Fleetwood which forms part of Blackpool and Fylde College. Myerscough College specialises in education and training for land-based and sports sectors, for example, golf, football, agriculture, horticulture and landscaping, animal care and equine studies. The Nautical Campus specialises in a range of maritime and nautical courses.

2.8.9 Wyre has a hospital in Fleetwood although it does not have an A&E department, 13 doctor's surgeries and health centres around the borough, three fire stations located at Fleetwood, Knott-End/Preesall and Garstang, two ambulance stations located at Fleetwood and Thornton and one police station in Fleetwood. There are also a total of 14 NHS dentists, 19 pharmacies and 14 opticians across the Borough and a total of 36 care homes.

Key evidence base document(s)

- *Infrastructure Delivery Plan 2017*
- *Lancashire County Council Highways Evidence 2017*
- *Highways England Evidence Base 2016*
- *Authority Monitoring Report 2015-2016*

2.9 Key Issues and Challenges

2.9.1 Wyre has a diverse environment with many valuable natural assets and built heritage which contributes to the character of the Borough and play an important role in ensuring sustainable and healthy communities. It is inevitable that places will continue to grow and

change as they have done for centuries in order to accommodate needs. Nonetheless change and growth must be achieved in a sensitive manner respecting what defines the character of Wyre. It is important that the right balance is struck between meeting development needs and protecting environmental assets and heritage both natural and built.

2.9.2 In accommodating growth and change, high quality design which responds positively to local character ensuring that new development is integrated with its surroundings, creates a sense of place and protects local distinctiveness and heritage will be important.

2.9.3 There are a number of constraints that limit the options of how to accommodate new development. These include, highway constraints, flood risk, environmental designations. In addition most of the urban peninsula is built out. Highway constraints are however the main constraint with significant impact on the amount and location of new development. The capacity of the highway network places a 'cap' on the scale of development that can be delivered in any one settlement.

2.9.4 In some settlements where facilities and services are limited growth raises issues of sustainability. It is important that growth of smaller settlements where there is highway capacity is sustainable.

2.9.5 Growth will need to be supported by necessary infrastructure. Although it is not practical to provide all infrastructure ahead of any development taking place or being occupied it is important that infrastructure delivery is considered as part of the development and in particular any large extensions of settlements. On-going partnership working with infrastructure providers is important not least because different infrastructure providers work to different work programmes. The Infrastructure Delivery Plan (IDP) will highlight all necessary infrastructure together with broad costs, timescales and responsibilities for providing it. It is important that the IDP remains a 'live' document.

2.9.6 The growing population imbalance between older and younger age groups has implications for the achievement of sustainable communities and local economy. The provision of the right mix of new housing to retain and attract young people and families and cater for the needs of older people is important. The overall ageing of the population also has implications for healthcare and access to services for older people especially as bus services are cut. This issue is more pertinent in rural areas.

2.9.7 Wyre needs a better variety and choice of housing in terms of type and tenure. In particular there is a need for smaller properties to enable younger households to form. Smaller properties will also assist in older people downsizing. A better balance in the housing offer in Wyre could be achieved through a policy requiring a mix of dwellings on any given development.

2.9.8 There is a pressing need for affordable housing¹⁰ across most of the Borough. The main way of providing affordable housing for the foreseeable future is through a policy requiring a percentage of new dwellings to be affordable.

2.9.9 Although Wyre is generally not a Borough with high deprivation, there are concentrations of deprivation which the Council must continue to tackle. The Fleetwood Thornton Area Action Plan provided the impetus for regeneration and investment at Fleetwood and Thornton and bringing forward previously developed land for development. The newly designated EZ at Thornton will continue to stimulate investment. It is necessary for the Local Plan to continue to provide the framework for Fleetwood Port and Docks which

¹⁰ Affordable housing is housing that is provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing currently includes social rented, affordable rented and intermediate housing.

are part of Fleetwood's heritage and character. The Port offers a unique opportunity in Wyre to accommodate port-related activities

2.9.10 It is important that the local economic growth is not frustrated due to lack of opportunities for investment and growth. The Local Plan can assist by ensuring a robust employment land supply which recognises the separate local sub-markets. The role of existing employment areas is important to Wyre's economy and the Fylde Coast as a whole and must be protected to provide certainty to businesses. Rural areas are a distinct economic sub-market with a vital role in ensuring sustainable rural communities.

2.9.11 The nature and role of town centres is changing not least because of changing shopping habits including internet shopping. However town centres have a valuable role in the sustainability of communities and therefore their long term vitality and viability need to be protected and where possible enhanced.

2.9.12 Green Infrastructure has an important role in ensuring sustainable and healthy communities. New developments can offer opportunities to extend the current network.

2.9.13 The distinct identity of different settlements is important to local communities and the overall character of Wyre. The Green Belt performs that role on the urban peninsula separating the various urban towns. Although there are small parts of the Green Belt that evidence shows they could be released, overall the Green Belt is narrow and as such sensitive. In many parts it includes developments which add further to the need to protect against further consolidation and the sense of settlements merging.

2.9.14 There is no designated Green Belt between rural settlements but it is important that rural settlements retain their separate identity. This must be a consideration in accommodating development.

2.9.15 Climate Change¹¹ is more than just a local issue. However a response at the local level cumulatively can make a difference. Extreme weather events, changes to seasonal weather characteristics and sea level rises can have direct impacts at the local level. Increased flooding events are associated with climate change. Flood risk is of particular concern in Wyre and thus it is important that new development does not contribute to increased flood risk and where possible contribute towards decreasing flood risk.

2.9.16 It is inevitable that with reductions in bus services and limited access to the rail network, reliance upon private transport will continue. It will be important to maximise opportunities for new development that offer choice in transport modes. The limited parking facilities at Poulton-le-Fylde rail station is an issue, limiting the potential for more use of the station as park and ride and also causing on-street parking by commuters.

2.9.17 Reducing vehicle emissions can contribute towards reducing the effects of climate change but also reduce air pollution with resultant health benefits. There is an inevitable reliance on the private car but new developments offer the opportunity to contribute towards greater use of electric cars by incorporating charging points.

¹¹ Climate change refers to any change in climate over time, whether due to natural variability or as a result of human activity.

3 Vision / Objectives

3.1 Vision and Objectives

3.1.1 The vision sets out what kind of borough, Wyre aspires to be by 2031. In order to achieve this vision the Local Plan sets out a number of strategic objectives which have steered the development of policies in the Plan.

3.1.2 The Policies in the Local Plan will steer decisions by the Council and stakeholders towards meeting the vision.

3.2 Wyre 2031 - A Vision Statement

3.2.1 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.

3.2.2 There is a wider choice of **quality homes both affordable and market options to meet the needs of Wyre's community**, in terms of type, size and tenure. The provision of **accommodation appropriate for older people** has both freed up family homes for young families and helped meet the needs of an ageing population. The development of new housing has played a key role in the retention and attraction of first time buyers and young families.

3.2.3 Wyre has a **thriving, diverse and resilient economy** making a valuable contribution to the overall Fylde Coast economy. Wyre has attracted **new investment** at Hillhouse Technology Enterprise Zone (EZ) and other employment areas across the Borough and has a **wide choice of jobs**. There is better **link between job opportunities and education**.

3.2.4 **Hillhouse Technology EZ** is a renowned sub regional strategic site, known for its world class chemical and energy industries driving innovation and growth. Development has taken place at **Fleetwood Port** which is now a successful port related business area. **Farming** continues to be an important economic sector in the rural areas supported by thriving agricultural businesses along the A6 at Garstang and Catterall. **Opportunities for local businesses to establish and grow** have been created.

3.2.5 The **visitor economy** is a key economic sector across the Borough supported by Wyre's **diverse and enhanced natural and man-made assets** including the coastline, seafront promenades, heritage assets, the Rivers Wyre, Calder and Brock, the Lancaster canal, the Forest of Bowland AONB and rural villages. Wyre is a key attraction on the Fylde Coast complementing the visitor offer at Blackpool.

3.2.6 **Town, district and local centres** have adapted to changes in retailing and are **thriving** service hubs for the community.

3.2.7 **Development** has taken place in a co-ordinated manner and it is **supported by necessary infrastructure** including improvements to highways, school and health provision. Substantial improvements to highways have been made including the A585(T) and the local network in Poulton-le-Fylde to ease congestion. The tram line in Blackpool has been extended connecting Fleetwood via Cleveleys to Blackpool North Railway Station. Enhanced walking and cycling routes have strengthened links within and between settlements. **Settlements in Wyre are better connected**.

3.2.8 Important **nature sites, heritage assets** and the **green infrastructure** overall **have generally been retained and enhanced** and compensation/mitigation provided where losses have occurred. New and enhanced areas of public open space, nature space, habitats and trees have been provided as part of developments. The special qualities of the Forest of Bowland Area of Outstanding Natural Beauty continue to be protected for the benefit of communities within and visitors.

3.2.9 **Social and health inequalities have reduced** due in part to a combination of a high quality environment and greater choice in housing and job opportunities. **Well connected green spaces** and the countryside give people a choice to adopt a **healthier lifestyle** by increasing their **walking and cycling** along safe routes. **Unemployment is reduced** to the level prior to the 2008 economic recession and the workforce is educated and well trained to meet the skill requirements of businesses. The role of Blackpool and the Fylde College (Nautical College) as an internationally renowned nautical campus has been strengthened and enhanced and an expanded Myerscough College (an exemplar in the Land Based Sector) provides comprehensive training and further and higher education opportunities.

3.2.10 Development has been designed to contribute to the **mitigation** of, and **adaption** to, **climate change**. There is greater **emphasis on walking, cycling and access to public transport and low carbon transport options**. New development has been located in areas with **lower risk from flooding** or coastal change, and where necessary have been designed to reduce the impact of flooding. Where appropriate **renewable energy** has been harnessed.

3.2.11 **Investment in Fleetwood** has continued to reduce social, economic and health inequalities. Fleetwood town centre is thriving serving both the local community and visitors. New development at Fleetwood Port and Fleetwood Docks has regenerated these parts of the town providing new housing and employment opportunities. The Fish and Seafood processing businesses have relocated to new modern premises securing the long term future of this industry.

3.2.12 **Cleveleys, Poulton-le-Fylde and Thornton** continue to be vibrant towns each with their own distinct local character serving both local residents and visitors. New high quality housing areas and interconnected green spaces have been developed in Poulton-le-Fylde and Thornton. Poulton-le-Fylde is an important transport hub in Wyre with train services to Blackpool, Preston and beyond and busses to and from across the Borough.

3.2.13 Outside of the Peninsula, **rural areas** continue to thrive and retain their character, farming being a dominant characteristic which defines overall rural areas. **Garstang** is a vibrant market town servicing surrounding rural areas. Growth in some villages has been accommodated in a sensitive manner complimenting existing development and respecting existing character.

3.3 Aim

3.3.1 The overarching aim is **to promote sustainable growth balancing environmental, social and economic considerations and create sustainable communities** in both **urban and rural Wyre**.

3.4 Objectives

3.4.1 Objectives are not listed in order of importance. They should be read as a whole and, in some cases, decisions on development proposals will have to balance what may appear to be competing objectives.

1. To facilitate investment, **job creation** and **sustainable economic growth** in Wyre, supporting new and existing businesses across the Borough, the delivery of Hillhouse Technology EZ, farming and tourism development.
2. To support **education** and **skill development** to give local people the opportunity to access jobs.
3. To help meet the **housing needs** of all Wyre's population; provide choice in terms of type and tenure in both market and affordable sectors that meet the requirements of young people, families and older people.
4. To help **meet** the diverse **needs** for services and facilities, **as close to where they arise as possible**, and ensure **thriving and vibrant town, district and local centres** serving the local community and visitors.
5. To ensure that new developments are supported by essential **infrastructure, services** and **facilities** through **collaborative working** with partners and stakeholders.
6. To improve connectivity between housing, employment, services and recreation areas by **a range in transport choices**; support the development of an efficient strategic and local highway network, safe **walking** and **cycling** routes and public transport services.
7. To protect and enhance Wyre's **natural** and **heritage assets** and **amenity** creating a high quality built and natural environment through **high quality design** that respects, and where appropriate, improves the character of the locality and surrounding landscape.
8. To protect the **separate identity** of individual settlements.
9. To achieve a healthy environment with **accessible high quality green infrastructure** with **opportunities for active recreation** that contributes to the improvement in the general **health and well-being** of the population and promotes **healthy lifestyle choices**.
10. To respond to the challenge of **climate change** encouraging best use of **resources and assets**, minimising wastage and ensuring the Borough adapts to climate change.
11. To **minimise environmental impact** including flood risk and pollution and where necessary ensure appropriate mitigation, compensation and enhancement measures.
12. To provide the basis to **work with partners and stakeholders** to make Wyre an attractive place to live, work, do business and visit as an integral part of the Fylde Coast sub-region.

4 Local Plan Strategy

4.1.1 The Local Plan provides the framework to plan positively for the future of the Borough for the period up to 2031 and to promote sustainable development. It provides the opportunity to plan for the homes, jobs and associated infrastructure that are needed by local communities and businesses and ensure high quality sustainable environments rather than making provision in an ad hoc manner. Meeting the needs of the Borough however is a challenging task because of the constraints that limit the options of how to accommodate needs in a way that minimises harm, makes the most of existing infrastructure and promotes sustainable development.

4.1.2 The Local Plan strategy is the culmination of a balancing exercise between competing interests e.g. the protection of Wyre's attractive, high quality environment and addressing identified development needs to support Wyre's population and businesses. The challenge has been to meet the borough's needs for development over the period to 2031 within the particular environmental limits in Wyre and infrastructure constraints. Sustainability has been a 'golden thread' in developing the Local Plan strategy in order to steer development in the most appropriate locations; protect the wider countryside and ensure necessary improvements to services and facilities for communities accommodating growth.

4.1.3 The Local Plan identifies boundaries for settlements within which, in principle, development will be acceptable, subject to policies in the Local Plan. Outside defined settlement boundaries, the area is designated as countryside where new development will be controlled. The countryside as well as the coastal sands¹² form part of the Green Infrastructure (GI).

4.1.4 The Green Belt and the Strategic Areas of Separation, as shown on the adopted Policies Map are key elements of the Local Plan Strategy. They are important in managing growth and protecting the character and identity of different settlements in the Borough. An essential characteristic of Wyre is the multiplicity of settlements and communities each with its own identity. It is important that the Local Plan whilst maximising delivery of development to meet needs it also protects the overall character of Wyre.

4.1.5 The GI is an integral part of the Local Plan Strategy. In addition to designated countryside areas and the coastal sands, the GI includes a diversity of recreational and wildlife areas within settlement boundaries. GI is protected for its own value and the contribution it makes to sustainable healthy environments.

4.1.6 Based on the housing evidence¹³ the Objectively Assessed Housing Need (OAHN), is identified as, an annual figure of 479 dwellings or 9580 dwellings over the local Plan period 2011-2031. On the basis of the employment evidence¹⁴ the Objectively Assessed Employment Need (OAEN), is identified as 43 hectares of employment land for B-class uses.

4.1.7 The starting point in accommodating development was the consideration of three strategic options set out in the 2015 Issues and Options Report –

¹² 'Coastal sands' refer to the area between low and high water used as recreational area when the tide is out.

¹³ 2013 Fylde Coast Strategic Housing Market Assessment, 2014 Addendum I, 2016 Addendum II and 2017 Addendum III; 2017 Housing Background Paper.

¹⁴ 2012 Employment Land and Commercial Leisure Study; 2015 Employment Land Study Update, 2015 Addendum I and 2017 Addendum II; 2017 Economy Background Paper.

Option One: Fylde Coast peninsula main urban area focus (i.e. meet a significant proportion of development needs on the urban peninsula, with moderate development along the A6 and limited development elsewhere)

Option Two: A6 Corridor focus (i.e. meet a significant proportion of development needs in settlements along the A6 with moderate development on the urban peninsula and limited development elsewhere)

Option Three: Dispersal (i.e. accommodating moderate levels of development in a number of the larger settlements with limited development in smaller settlements).

4.1.8 Options Two and Three also included consolidation and expansion of Winmarleigh and Nateby which would have seen these two hamlet becoming large villages.

4.1.9 With regards to the majority of the main urban areas on the peninsula which benefit from a wider range of services and facilities than the rest of the Borough, there is a limited amount of undeveloped land or other previously developed land available for development outside the designated Green Belt. In view of that, the Council undertook a local review of the Green Belt in Wyre to ascertain whether there were any parts of the Green Belt that could be released without affecting the integrity, function and permanency of the Green Belt. The Study recommends that the removal from the Green Belt of the Cardinal Allen School playfields at Fleetwood, land south of Blackpool Road at Poulton-le-Fylde and land north-east of Poulton Road, Poulton-le Fylde will not affect the function, integrity and permanency of the Green Belt in Wyre.

4.1.10 Across the Borough, highway capacity and flood risk are key constraints. In order to assist in considering the three options and developing the Local Plan Strategy the Council has worked with Lancashire County Council, (LCC) and Highways England in assessing highway capacity and has also prepared a Strategic Flood Risk Assessment Level II.

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 'dispersal'. It is the only strategy possible within the constraints and results in a shortfall in meeting the OAHN; the Local Plan can only deliver 8,224 dwellings or annually 411 dwellings within the local plan period 2011- 2031. The Local plan therefore delivers within the Local Plan period, nearly 86% of the OAN requirement.

4.1.12 The Local Plan however delivers in full the OAEN.

4.1.13 The highways evidence prepared by LCC, indicates a maximum level of housing development each settlement could accommodate taking into account deliverable improvements to the highway network. The Local Plan maximises the delivery of housing within the limits set by highway capacity with the exception of Fleetwood and Cleveleys because of lack of deliverable land and Pilling because of flood risk.

4.1.14 LCC in preparing the highways evidence have given consideration to other land uses such as employment/commercial. It concluded that employment located within Wyre whether an extension to an existing employment area/zone or new and or being closer to its customers (i.e. rural employment) should reduce highway impact from commuting.

4.1.15 The Local Plan establishes a settlement hierarchy which denotes the role of places within the Borough reflecting the concentration of services and facilities and their accessibility. The settlement hierarchy has influenced the selection of sites where possible such as on the A6 corridor (Severe Restriction Zone¹⁵) and Over Wyre where the highways

¹⁵ As defined in the highway evidence prepared by Lancashire County Council

evidence gives global figures relating to a number of settlements. The Local Plan has also sought to maximise the use of previously developed land where possible although across the Borough previously developed land is a limited resource and mainly found on the urban peninsula.

4.1.16 Green Belts remain an important part of national planning policy, and are essential in managing growth in the urban peninsula in the Borough. They are particularly important in retaining the distinct nature and character of the main urban areas. The Local Plan removes land from the Green Belt which as concluded in the Green Belt Study it will not affect the function, integrity and permanency of the Green Belt. Part of the site south of Blackpool Road, Poulton-le-Fylde is allocated for housing.

4.1.17 The Local Plan introduces 'Strategic Areas of Separation' in rural areas in order to ensure the separate and distinct identity of different settlements is maintained. This is an essential element of the Local Plan Strategy which directs large scale developments in different rural settlements across the Borough.

4.1.18 The following table shows the proposed **total** residential development in each settlement and new employment allocations.

Settlement	Dwelling Numbers					Employment Land		
	Completed 2011-2031	With Planning Permission ¹⁶		New Housing Allocations ¹⁷	Total ¹⁸		With Planning Permission ¹⁹	New Land
		Small Sites	Large sites		no	%		
Barton	1	2	134	26	163	1.9	0	0
Bilborrow	15	11	0	0	26	0.3	0	0
Bowgreave	24	3	219	0	246	2.9	0	0
Cabus	0	14	0	0	14	0.2	0	0
Calder Vale	0	0	0	0	0	0	0	0
Catterall	112	12	445	0	569	6.6	0.95	4.42
Churchtown/ Kirkland	0	1	0	0	1	0.01	0	0
Cleveleys	60	7	220	118	405	4.7	0	0
Dolphinholme (Lower)	0	2	0	0	2	0.02	0	0
Fleetwood	411	46	93	145	695	8.1	4.32	3.18
Forton	27	36	13	468	544	6.3	0	1.00
Garstang	126	20	511	183	840	9.8	4.68	0
Great Eccleston	13	15	90	500	618	7.1	0	1.00
Hambleton	60	21	217	0	298	3.5	0	0
Hollins Lane	5	7	39	62	113	1.3	0	0
Inskip	1	7	81	200	289	3.4	0	0
Knott End/ Preesall	48	17	116	0	181	2.1	0	0

¹⁶ Planning permissions include those subject to a s106. Some sites are allocated in the Local Plan.

¹⁷ 'New Allocations' include land that does not have planning permission.

¹⁸ The '**Total**' includes development which is expected to be delivered beyond 2031. As shown in the Housing Trajectory, only 8,224 dwellings from the 8,615 are expected to be delivered within the Local Plan period to 2031.

¹⁹ Planning permissions include those subject to a s106.

Normoss	1	0	0	0	1	0.01	0	0
Pilling	45	19	70	0	134	1.6	0	0
Poulton-le-Fylde	195	45	802	390	1,432	16.6	0	0
Preesall Hill	6	5	0	0	11	0.1	0	0
Scorton	1	10	0	0	11	0.1	0	0
Stalmine	22	52	77	85	236	2.7	0	0
St Michaels	17	7	0	0	24	0.3	0	0
Thornton	362	36	533	675	1,606	18.6	0	13.00
Other	94	48	14	0	156	1.8	1.92	0
Total	1,646	443	3,674	2,852²⁰	8,615	100	11.87	22.6

4.1.19 The employment evidence²¹ shows three distinct local sub markets – urban peninsula, A6 corridor and rural areas. The Local Plan makes allocations in all sub-market areas to ensure their continued sustainability. There are two new rural allocation in Forton and Great Eccleston as part of the expansion of the two villages in order to facilitate the growth of local businesses and ensure the sustainability of these expanding communities.

4.1.20 In order to ensure sustainable growth which forms an integrated extension to settlements, the Local Plan requires that the development of large sites is delivered through a masterplan approach. Master planning is an important element in the delivery of the Local Plan Strategy to ensure delivery of necessary infrastructure and the creation of high quality development integrated with the existing towns or villages. As a matter of strategy, it is important to avoid separate housing developments within a larger allocation on the edge of settlement coming forward independently. A master plan approach in certain cases is therefore a policy requirement.

4.1.21 The shortfall in housing delivery against the OAHN remains an issue. The Council has engaged constructively with all adjoining local authorities under the duty to co-operate in an attempt to resolve the situation. To date it has not been possible to come to an agreement with adjoining local authorities how the unmet need can be delivered within adjoining local authorities. 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 until agreement is reached would delay delivery of the 86% of the OAHN in the most appropriate and sustainable way. The Wyre Local Plan is a ‘sound’ plan despite the housing shortfall against the OAHN.

4.1.22 The Local Plan must be read as a whole. All policies are important in delivering the Local Plan Strategy. Potentially any one policy will apply to a development proposal that requires planning permission.

²⁰ As shown in the Housing Trajectory, only 2,504 dwellings from the 2,852 are expected to be delivered within the Local Plan period to 2031.

²¹ 2012 Employment Land and Commercial Leisure Study, 2015 Employment Land Update, 2015 Addendum I and 2017 Addendum II; 2015 Commercial Market Review.

5 Strategic Policies (SP)

5.1 Introduction

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 86% of the housing OAN and for the full employment OAN.

5.1.2 Strategic Policies set out the overall strategic framework for development in Wyre and ensure that development is sustainable and takes place within the Borough’s environmental limits. They express the strategic elements of the Local Plan Strategy.

5.1.3 The strategic framework set out in this part of the Local Plan recognises the importance of the Forest of Bowland AONB and includes a separate policy in relation to this designation.

5.1.4 It is often the case that in order for development to be acceptable there is a need for improvements to infrastructure. The Local Plan establishes the basis for development to make a financial contribution towards necessary provision. It is important to ensuring that an appropriate balance is struck between securing necessary infrastructure investment from new development, and maintaining the financial viability of high quality development.

5.2 Development Strategy

5.2.1 Policy SP1 sets out what the Local Plan Strategy means overall in practice. It establishes a settlement hierarchy taking into account proposed growth and which will influence development management in the future. The policy gives a clear steer where the majority development should be directed. As such it provides necessary protection in designated countryside areas outside settlement boundaries.

5.2.2 The many separate communities and settlements across the borough are a defining element in Wyre’s character. Although the Local Plan recognises the importance of meeting development needs it is important that Wyre’s identity inherit in the distinct and separate settlements is maintained. Thus Policy SP1 identifies ‘Strategic Areas of Separation’ between distinct settlements to ensure that the individuality and separate character of different settlements is maintained. The identified areas of separation are shown on the ‘Adopted Policies Map’.

SP1 Development Strategy

1. The overall planning strategy for the Borough will be one of growth within environmental limits. The overarching aim will be to meet the housing needs of all sections of the community, raise economic performance, average wage levels and GVA generation, while minimising or eliminating net environmental impact. This will be achieved through new development and other activity by the Council and partners on the following factors that affect these outcomes:
 - a) Land supply for business development;
 - b) Quantity, quality and mix of housing;
 - c) Environmental protection and enhancement;
 - d) Provision of key infrastructure and services
 - e) Quality of place;

- The spatial approach in this Local Plan is one of sustainable extensions to the towns and rural settlements in accordance with the settlement hierarchy below, with settlements higher up the hierarchy, where possible, taking more new development than settlements lower down the hierarchy.

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

Hierarchy	Settlement (s)	% of housing growth		Employment growth	
		Number	%	Ha	%
Urban Town	Fleetwood, Poulton-le-Fylde, Cleveleys, Thornton, Normoss ²²	4,139	48	20.88	48
Key Service Centre	Garstang	840	10	4.68	11
Rural Service Centres	Knott End/Preesall, Great Eccleston, Hambleton, Catterall	1,666	19	11.09	25
Main Rural Settlements	Bilsborrow, Pilling, Barton, St Michaels, Bowgreave, Inskip, Stalmine, Forton, Preesall Hill, Scorton	1,684	19.5	1.7	4
Small Rural Settlements	Cabus, Churchtown/Kirkland, Hollins Lane, Calder Vale, Dolphinholme (Lower)	130	1.5	0	0
Other undefined Rural Settlements		156	2	5.4	12
Total		8,615	100	43.75	100

- Within the period 2011 to 2031, the Local Plan will deliver 8,224 dwellings and 43 hectares of employment land.
- The majority of new built development will take place within settlement boundaries defined on the Adopted Policies Map, unless development elsewhere in designated countryside areas is specifically supported by another policy in the Local Plan. Development within settlement boundaries will be granted planning permission where it complies with the other policies of this Local Plan.
- Outside settlements with defined boundaries the amount of new built development will be strictly limited. Individual opportunities which will help diversify the rural economy or support tourism will be supported where they are appropriate in scale and in accordance with other policies where relevant. If developed sites within the open countryside become available for redevelopment, the priority will be to minimise the amount of new development that takes place and the level of activity that a new use generates, while securing a satisfactory outcome.

²² Normoss is part of the Blackpool's urban area

6. Strategic areas of separation will be maintained between the following settlements as shown on the Adopted Policies Map.
- Knott End/ Pressall and Preesall Hill
 - Forton and Hollins Lane
 - Garstang and Cabus
 - Garstang and Bowgreave
 - Bowgreave and Catterall
 - Fleetwood and Thornton
7. Development that would erode the openness of designated 'strategic areas of separation' and the effectiveness of the gap in protecting the identity and distinctiveness of the two settlements will not be permitted.

5.3 Sustainable Development

5.3.1 Under planning legislation²³ the Local Plan must promote sustainable development. This is further reflected in national planning policy as set out in the National Planning Policy Framework (NPPF). Within the context of national policy on sustainable development, Policy SP2 sets how sustainable development requirement will be applied at the local level in Wyre.

SP2 Sustainable Development

1. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work proactively with applicants to find solutions which mean that proposals for sustainable development can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.
2. Development proposals that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.
3. Where there are no development plan policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless:
 - a) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
 - b) Specific policies in that Framework indicate that development should be restricted
4. All development in Wyre should be sustainable and contribute to the continuation or creation of sustainable communities in terms of its location and accessibility.
5. Where there is any conflict between environmental, economic and social objectives development proposals will be required in the first instance to seek to incorporate solutions where all objectives can be met.

²³ section 39 (2) of the Planning and Compulsory Purchase Act 2004.

6. In order to deliver sustainable communities the Local Plan includes policies and proposals which:
- Facilitate economic growth including in the rural areas;
 - Maintain the vitality of all town, district and local centres;
 - Ensure housing provision to meet the needs of all sections of the community;
 - Facilitate the provision of strategic and local infrastructure and services;
 - Ensure accessible places and minimise the need to travel by car;
 - Maximise the use of existing infrastructure and services;
 - Reduce and manage flood risk;
 - Protect and enhance biodiversity, landscape, cultural heritage and green infrastructure assets
 - Achieve safe and high quality designed local environments which promotes health and well-being
7. Development proposals must not compromise the Borough's ability to improve the health and well-being of local residents.
8. Development proposals must demonstrate how they respond to the challenge of climate change by making best use of resources and assets, including the incorporation of water and energy efficiency measures through construction and operational phases and the reuse and recycling in construction both in the selection of materials and management of residual waste.

5.4 Green Belt

5.4.1 In addition to stressing the importance of meeting needs, national planning policy also identifies areas such as Green Belts where new development should be restricted. Green Belts remain a fundamental element of national planning policy. The Green Belt in Wyre is part of the Fylde Coast Green Belt and found between the urban settlements on the peninsula. Although the Local Plan, following a local review, proposes small changes to the Green Belt, the Local Plan seeks to maintain the overall extent of the Green Belt which in some places is very narrow and sensitive. The Green Belt in Wyre is specifically important in managing growth and preventing the coalescence of urban settlements. Policy SP3 sets out the policy on development in the Green Belt in line with national Green Belt policy.

5.4.2 The Green Belt boundaries identified on the Adopted Policies Map will only be altered through a future review of the Local Plan.

SP3 Green Belt

1. The Adopted Policies Map defines the Green Belt in Wyre. Within the Green Belt, planning permission will not be granted for inappropriate development, except in very special circumstances.
2. Any development in the Green Belt will only be granted planning permission where it meets the requirements of the Core Development Management Policies and it is demonstrated that it will preserve the openness of the Green Belt and will not give rise to a conflict with the purposes of including land within it.
3. The construction of new buildings is inappropriate development except:
 - a) buildings for agriculture and forestry;

- b) provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
 - c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
 - d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
 - e) limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
 - f) limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.
4. Certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These are:
- a) mineral extraction;
 - b) engineering operations;
 - c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;
 - d) the re-use of buildings provided that the buildings are of permanent and substantial construction; and
 - e) development brought forward under a Community Right to Build Order.
5. Unless material considerations indicate otherwise planning permission will be granted for operational development that is demonstrated as being necessary for the continued operation of an educational establishment within the Green Belt.
6. The Council will permit service infrastructure development²⁴ where it is demonstrated that a Green Belt location is necessary.

5.5 Countryside Areas

5.5.1 Outside the urban peninsula, the countryside interspersed with numerous settlements characterises most of Wyre. The intrinsic character and beauty of the countryside is recognised in national planning policy. It is a key part of Green Infrastructure in the borough and a valuable resource, serving environmental functions as important habitats and landscapes, social functions as areas for residents to enjoy and interact and economic functions as the basis for farming and tourism.

5.5.2 Policy SP4 aims to protect the countryside and manage development in a way that supports rural communities and the rural economy whilst maintaining its essential attributes. Part of the designated countryside is identified as Coastal Change Management Area in line with the relevant Shoreline Management Plan and seeks to restrict further development which may be affected by future changes to the coastal edge.

²⁴ Infrastructure development for the purposes of Policy SP3 covers water and sewage utilities, electricity, telecommunication, gas.

SP4 Countryside Areas

1. The open and rural character of the countryside will be protected for its own sake. Development which adversely impacts on the open and rural character of the countryside will not be permitted.
 2. Within Countryside Areas as defined on the Adopted Policies Map planning permission will only be granted for new development that meets the requirements of the Core Development Management Policies and it is for the purposes of: -
 - a) Agriculture, forestry, mineral extraction or equine related activities, and the diversification of agricultural businesses in line with Policies EP8; (rural economy) and EP10 (Equestrian Development)
 - b) Outdoor sport and leisure facilities where a countryside location is needed and justified and is in accordance with other Local Plan policies;
 - c) Extensions to holiday accommodation in line with Policy EP9
 - d) Renewable Energy in line with policy EP12
 - e) The provision of affordable housing in accordance with Policy HP7(exception sites)
 - f) The reuse or refurbishment of listed buildings or institutional buildings and associated buildings set within their own grounds.
 - g) Agricultural, forestry or other rural based enterprise workers' dwellings in accordance with policy HP6 (Rural worker's accommodation),
 - h) The expansion of business in rural areas in accordance with policy EP8 (rural economy)
 3. Unless material considerations indicate otherwise planning permission will be granted for operational development that is demonstrated as necessary for the continued operation of an educational establishment within countryside areas subject to the requirements of Core Development Management Policies.
 4. The conversion of existing buildings will be permitted where it meets the requirements of the Core Development Management policies and it is demonstrated that the following order of priority has been considered: -
 - 1) Employment (Use class B) uses appropriate to the rural area.
 - 2) Tourism destination uses or other non-retail commercial use or retail to serve local needs in accordance with Policy EP7 (Local Convenience Stores).
 - 3) Live/work units
 - 4) Tourism accommodation subject to Policy EP9 (Extensions to Holiday Accommodation)
 - 5) Residential provided the development results in an enhancement to the immediate setting.
- and
- a) Where the proposal involves a use other than in 1) above, applicants will be expected to demonstrate that they have made every reasonable effort to secure a use higher in the order of priority including appropriate marketing in accordance with policy SP6 (Viability); and
 - b) The buildings are of a permanent and substantial construction and are capable of conversion without major or complete reconstruction.; and
 - c) The buildings are large enough for the proposed use without the need for an extension which would be out of scale with the host building or incompatible with the character of the area; and

- d) In the case of a building erected under the provisions of the General Permitted Development Order the Council must be satisfied that it was originally erected for genuine purposes.
5. The Conversion of an existing building which does not comply with the sustainability requirements of Policy SP2 will only be permitted where it is demonstrated that it will secure the long term future of a building significant for its heritage value.
 6. In order to maintain control over the future development of the site, in appropriate cases the Council will remove permitted development rights, and / or restrict conversions to the particular use applied for in the case of commercial conversions.
 7. Within the designated Coastal Change Management Area as shown on the Adopted Policies Map planning permission will be granted for development in association with the purposes listed below and provided the development meets the requirements of the Core Development Management Policies
 - a) Agriculture and fisheries
 - b) Coastal flood defences
 - c) Navigation
 - d) Informal recreation
 - e) Nature conservation
 - f) Off-shore energy developments
 - g) Small scale extensions to existing buildings

5.6 Forest of Bowland Area of Outstanding Natural Beauty (AONB)²⁵

5.6.1 The Forest of Bowland was designated as an AONB in February 1964. It covers an area of 803 square kilometres and straddling 6 local authority boundaries. It is a designated AONB which signifies the landscape therein is of national importance. The rivers Wyre, Brock and Calder originate in the in the upland core of the Bowland Fells.

5.6.2 The Forest of Bowland AONB Management Plan (April 2014 - March 2019) provides a detail policy framework and identifies a 5-year programme of actions to conserve and enhance the natural and cultural beauty of the Forest of Bowland landscape. Delivery of the AONB Management Plan is the responsibility of the Joint Advisory Committee (JAC) which is also responsible liaison between the wide range of organisations and interests within the AONB. Wyre Council is a member of the JAC.

5.6.3 Policy SP5 is consistent with the AONB Management Plan and provides the basis for determining planning applications within the AONB.

SP5 Forest of Bowland AONB

1. The Forest of Bowland AONB will be protected from any development which would damage or adversely affect its character, appearance and setting.
2. The most up-to-date Forest of Bowland AONB Management Plan²⁶ (or equivalent) and Forest of Bowland AONB Landscape Assessment will be material considerations in the determination of relevant planning applications.

²⁵ An Area of Outstanding Natural Beauty (AONB) is a special landscape whose distinctive character and natural beauty are so outstanding that it is in the nation's interest to safeguard them.

²⁶ The Forest of Bowland AONB Management Plan can be access on the AONB website at xxxx

3. Within the Forest of Bowland AONB development will be required to conserve, enhance and make a positive contribution to the natural beauty of the area and comply with Policy SP4 (Countryside Areas) and Core Development Management Policies.
4. Planning permission for major developments other than specifically allocated in this Local Plan will not be permitted except in exceptional circumstances and where it is demonstrated that the harm is outweighed by the benefits in the public interest. Where appropriate a planning application must be accompanied by an assessment of:
 - a) The need for the development, including in terms of any national considerations, and the impact of permitting it or refusing it, upon the local economy;
 - b) The cost of and scope for developing elsewhere outside the AONB or meeting the need in some other way; and
 - c) Any detrimental effect on the environment, the landscape and recreational opportunities and the extent to which that could be moderated.

5.7 Viability

5.7.1 The policies and allocations in the Local Plan have been subject to a viability assessment.

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 proposal.

5.7.3 Policy SP6 provides the basis for considering viability issues to ensure an appropriate balance between securing deliverable development and meeting various policy requirements.

SP6 Viability

1. The Council's overarching objective is to ensure that development is viable.
2. Where a developer seeks to negotiate a reduction in standards or infrastructure requirements that would normally apply to a development, or seeks a form of development that would not normally be acceptable, on grounds of financial viability, the Council will require the developer to supply evidence as to the financial viability of the development. This will normally take the form of an open book financial appraisal of the proposed development, demonstrating the full range of costs to be incurred by the development including the initial purchase of the land, the financial return expected to be realised, and the profit expected to be released. The level of detail required in such an appraisal will always be proportionate to the scale and complexity of the development proposed. Where an independent assessment of the appraisal is required, the developer will be expected to cover the cost to the Council. .
3. Where evidence of marketing is required, it should demonstrate that:
 - a) The unencumbered freehold or equivalent long leasehold for the property has been marketed by an appropriate agent/surveyor at an appropriate price reflecting the current market or rental value of the current use and that no reasonable offers were refused;
 - b) The marketing was undertaken over an appropriate period of time which should not be less than 12 months;

- c) The marketing has been targeted at an appropriate audience;
 - d) The availability of the land/premises was appropriately advertised including regular adverts in the local, regional and property press.
4. Where an independent assessment of the evidence is required, the developer will be required to cover the reasonable costs incurred by the Council in obtaining such an assessment.

5.8 Infrastructure Provision and Developer Contributions

5.8.1 Infrastructure is the term given to the range of services, facilities and structure needed for places and society to function. New development can put a strain on existing infrastructure but can also secure new improved infrastructure and also support services and facilities which may be in danger of closure.

5.8.2 Pressure on infrastructure caused by new development should be offset by infrastructure investment funded by that development. Additional and improved infrastructure may be provided on site by the developer. It is often the case however that in order for development to integrate into existing patterns of infrastructure a developer will make a financial contribution towards the upgrade of existing infrastructure or provision of new infrastructure by the infrastructure provider.

5.8.3 Good infrastructure planning is essential to achieving a high quality of development. The Local Plan is supported by an Infrastructure Delivery Plan, (IDP) prepared through joint working with public and private infrastructure providers. The IDP sets out the key infrastructure needed during the period of the Local Plan, how much this will cost and the expected source of funding.

5.8.4 Policy SP7 establishes a framework for the provision of necessary infrastructure and for the provision of developer contributions through Section 106 obligation or through the Community Infrastructure Levy if one is introduced in Wyre. It applies to any proposed development including development allocated in this Local Plan. Individual allocation policies do not list all contributions to infrastructure.

SP7 Infrastructure Provision and Developer Contributions

1. The Council will support infrastructure related development subject to other policies in the Local Plan.
2. The Council will work with infrastructure providers, neighbouring authorities and stakeholders to ensure that development is supported by appropriate utility, transport, social, community and environmental infrastructure in a timely and sustainable manner.
3. Development should be located so as to make the best use of existing infrastructure. Where new or improved infrastructure is required to meet needs arising directly from a development or to mitigate any adverse impacts of a development on existing infrastructure the development will make a financial contribution through Community Infrastructure Levy (CIL) or planning obligation made under Section 106 of the Town and Country Planning Act 1990 or any other future 'developer contributions' regime towards the provision of infrastructure.
4. Development should have regard to the latest Infrastructure Delivery Plan (IDP). The areas potentially subject to contributions include but are not limited to:
 - a) Affordable housing;

- b) Highway and transport infrastructure including sustainable transport measures;
 - c) Flood prevention and surface water drainage including future maintenance;
 - d) Green infrastructure, including future maintenance;
 - e) Education;
 - f) Health care provision;
5. Where a financial contribution is required the level of the financial contribution will take into account the total contribution liability incurred by the development arising from all policy and site specific requirements. The overall level of contribution required will allow developments to remain viable, wherever this is compatible with securing essential works that are fundamental to the acceptability of the proposal.
 6. Where appropriate, developments may be required to incorporate new infrastructure on-site.
 7. Where appropriate, the Council will consider proposals by developers to provide the necessary infrastructure as part of their development proposals rather than making a financial contribution.

5.9 Health and Well-Being

5.9.1 'Healthier Wyre' is one of three themes in the Council's Business Plan 2015-2019 (2017 Update) and improving health and wellbeing is a corporate priority. The Local Plan can contribute towards addressing health and wellbeing issues. Policy SP8 establishes the strategic approach of how the Local Plan will contribute towards the Council's efforts to create a healthier Wyre. It is supported by a number of other detail policies relating to green infrastructure, the provision of open space and environmental protection.

SP8 Health and Well-Being

1. The Council will support development which promotes healthy communities and will promote the health and well-being of local communities. Development should help maximise opportunities to improve quality of life and to make it easier for people in Wyre to lead healthy, active lifestyles.
2. Where a proposal has the potential to impact on public health, the Council will require the developer to demonstrate how public health issues have been taken into account in formulating the development proposal and how any impacts are to be mitigated. The Council may require the developer to carry out a Health Impact Assessment which will identify the potential health effects on new and existing residents within the community and the potential for public services to meet existing and new demand.
3. Development likely to adversely impact on public health will only be permitted where it is demonstrated that it will not, in isolation or in conjunction with other planned, committed or completed development, contribute to a negative impact on the health of the Borough's population. In assessing the likely health impact of new development, the Council will take into account evidence indicating the expected effect of the development on individuals' behaviour and choices.

6 Core Development Management Policies

6.1 Introduction

6.1.1 Core Development Management Policies cover issues regarding matters which potentially relate to any development requiring planning permission irrespective of scale and location. These matters are important considerations in determining planning applications. The Core Development Management Policies therefore apply to all proposals where relevant irrespective of whether they are cross referenced in other policies in this Local Plan. Cross references where they occur add an emphasis on the importance of the matters covered by Core Development Management Policies.

6.2 Environmental Protection

6.2.1 Development brings many benefits - it can provide new housing, new or better jobs, or improved services and facilities. However some development can cause pollution and pose a risk to the environment and to health and safety if not managed properly. Also land may be contaminated due to historic land uses and it is important that appropriate remediation takes place before development occurs.

6.2.2 Environmental law separate to planning, deals specifically with controlling matters such as pollution, contamination and nuisance. Policy CDMP1 does not duplicate these separate statutory provisions but aims to complement them where appropriate and to minimise the risk to health and the environment from new developments. Policy CDMP1 sets out the matters that will need to be considered to ensure a healthy and safe environment for both the existing community in the vicinity of the development and the future occupier of the development.

6.2.3 Every borough is required to meet national air quality standards. Wyre Council monitors air quality across the Borough in relation to these standards and where these standards are consistently not met, an Air Quality Management Area (AQMA) has to be declared. Development must not compromise Wyre's ability to meet national air quality targets. Policy CDMP1 aims to manage air quality issues linked to development.

CDMP1 Environmental Protection

1. Development will be permitted where it meets the requirement of all Core Development Management Policies and where in isolation or in conjunction with other planned or committed developments it can be demonstrated that the development:
 - a) Will, contribute positively to the overall physical, social, environmental and economic character of the area in which the development is sited;
 - b) Will be compatible with adjacent existing uses or uses proposed in this plan and it would not lead to significant adverse effects on health, amenity, safety and the operation of surrounding uses and for occupants or users of the development itself, with reference to noise, vibration, odour, light, dust, other pollution or nuisance, Applications will be required to be accompanied, where appropriate by relevant impact assessments and mitigation proposals;
 - c) In the case of previously developed, other potentially contaminated or unstable land, a land remediation scheme can be secured which will ensure that the land is remediated to a standard which provides a safe environment for occupants and users and does not displace contamination;
 - d) Will not give rise to a deterioration of air quality in a defined Air Quality Management Area or result in the declaration of a new AQMA, unless the harm caused is significantly and demonstrably outweighed by other planning considerations and a

comprehensive mitigation strategy can be secured; where appropriate an air quality impact assessment will be required.

2. Proposals for the development of hazardous installations/pipelines, modifications to existing sites, or development in the vicinity of hazardous installations or pipelines, will be permitted where it has been demonstrated that the amount, type and location of hazardous substances would not pose unacceptable health and/or safety risks.

6.3 Flood risk and Surface Water Management

6.3.1 Wyre is a coastal borough, predominately low-lying and crossed by the river Wyre and its tributaries - Calder and Brock. Flooding can impact on the life and wellbeing of residents and has consequences for the local economy and the environment. Flood risk from all sources and its management is a main issue in Wyre. It is important that new development manages flood risk from all sources but most critically that surface water is managed sustainably through the use of sustainable drainage systems or schemes (SuDS). It is important to ensure that new development is not at risk of flooding and does not increase the risk elsewhere.

6.3.2 Drainage of surface water can potentially put a strain on existing water and waste water infrastructure especially during heavy rain. Policy CDMP2 establishes a hierarchy of options for dealing with surface water. Surface water draining into the public sewer should be the last resort and only if all other options have been considered and where possible implemented either wholly or in part so that the volume of surface water in to the public sewer is minimised.

CDMP2 Flood risk and Surface Water Management²⁷

Flooding

1. Development is required to have regard to the most up-to-date Wyre Strategic Flood Risk Assessment Level II²⁸ including the SFRA Level 2 Flood Risk Sequential Test Paper and comply with the most up to date version of any relevant plans including –
 - a) Surface Water Management Plan²⁹
 - b) Local Drainage Strategies³⁰,
 - c) Land Drainage Strategy³¹
 - d) Catchment Flood Management Plans³²
 - e) Shoreline Management Plan³³
 - f) Coastal Defence Strategy³⁴.
 - g) Emergency Flood Plans³⁵
2. Development will be required to demonstrate that: -
 - a) it will not be at an unacceptable risk of flooding; and

²⁷ Useful guidance on the requirements of the Lead Flood Authority is found on LCC's website at <http://www.lancashire.gov.uk/media/657248/LLFA-Standing-Pre-Application-Advice.pdf>

²⁸ The SFRA Level 2 is made up of a suite of documents and is available on Wyre's Website xxxx

²⁹ This is available on XXX Website xxxx

³⁰ Surface Water Management Plans and Local Drainage Strategies are available on Lancashire County Council's Website at xxxxx

³¹ This is available on Wyre's Website xxxx

³² This is available on the Environment Agency's website at xxxx

³³ This is available on the North West Coastal Group website at xxxxx

³⁴ This is available on Wyre's website at xxxxx

³⁵ This is available on Wyre's website xxxx

- b) it would not lead to an increased risk of flooding elsewhere; and
 - c) It would not adversely affect the integrity of tidal and fluvial defences or access for essential maintenance and emergency purposes.
3. Where development is proposed in areas at risk of flooding, unless specifically proposed in this Local Plan, it must be demonstrated that the Sequential Test has been applied and there are no reasonable available alternative sites at lower risk, considering the nature of flooding and the vulnerability of the development.
 4. Subject to passing the Sequential and where required the Exceptions Test as set out in national policy and guidance, development will only be permitted in flood risk areas where appropriate mitigation and / or adaption measures are proposed to reduce the likelihood and / or impact of flooding

Surface Water Management

5. Major category development³⁶ will be expected to include proposals for, and implement sustainable urban drainage systems (SuDS)³⁷ utilising lower lying land within the site, existing natural water features, other above ground measures for the management of surface water at source.
6. All development will need to achieve greenfield runoff rate and will need to comply with the options below in accordance with the hierarchy order set below, for the management of surface water -
 - 1) Rainwater harvesting for later use;
 - 2) Continue and/or mimic the site's current natural discharge process;
 - 3) Discharge into infiltration systems located in porous sub soils;
 - 4) Reduce flows to a minimum by green engineering solutions such as ponds; swales or other open water features for gradual release to a watercourse and/or porous sub soils;
 - 5) Attenuate by storing in tanks or sealed systems for gradual release to a watercourse;
 - 6) Direct discharge to a watercourse;
 - 7) Direct discharge to a surface water sewer;
 - 8) Direct discharge to highway drainage systems subject to an agreement with the Local Highway Authority; and
 - 9) Only as a last resort after all other options have been discounted, including evidence of an assessment, controlled discharge into the combined sewerage network where United Utilities have indicated acceptance. Development will be required to minimise the rate of discharge to the public sewerage system as much as possible. On previously developed land, a reduction of at least 30% will be sought, rising to a minimum of 50% in Critical Drainage Areas³⁸. Developments will be expected to drain on a separate sewerage system, with only foul drainage connected into the foul sewerage network.
7. Developments will need to consider and implement measure either wholly or in part, including in combination, higher up in the priority list and demonstrate why measures higher up in the priority list are not practical wholly or in part including in combination, before considering measures lower down the priority list.

³⁶ Major category development is defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification).

³⁷ Lancashire County Council has prepared guidance on Sustainable Urban Drainage Systems Guidance which can be obtained from LCC by contacting suds@lancashire.gov.uk

³⁸ Critical Drainage Areas are identified in the Strategic Flood Risk Assessment Level II.

8. Development proposals will need to demonstrate an adequate surface water drainage system which is maintainable for the lifetime of the development. Developers will need to provide details of the long term maintenance of the surface water drainage system.

6.4 Design

6.4.1 The design of new development should respond positively to the character and form of its surroundings, creating places that reflect the best of local character and integrate with existing development. The Government acknowledges good design as a key aspect of sustainable development.

6.4.2 Wyre includes many distinctive areas. 'Diversity' is what describes the character of Wyre and it is important that this diverse character is maintained. Good design is essential across all types of development and the places they create in order to maintain what is 'distinctive' about Wyre.

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.

CDMP3 Design

All development will be required to be of a high standard of design and appropriate to the end use. Innovative design appropriate to the local context will be supported and will be expected to demonstrate an understanding of the wider context and make a positive contribution to the local area.

Development will, in particular, be assessed against the following criteria:

- a) All development, must be designed to respect or reinforce the character of the area having regard to issues of density, siting, layout, height, scale, massing, orientation, and use of materials.
- b) Development will be required to create or make a positive contribution to an attractive and coherent townscape both within the development itself and by reference to its integration with the wider built environment having regard to the pattern and design of internal roads and footpaths in respect of permeability and connectivity, car parking, open spaces, landscaping, and views into and out of the development.
- c) Development must not have an unacceptably adverse impact on the amenity of occupants and users of surrounding or nearby properties and must provide a good standard of amenity for the occupants and users of the development itself.
- d) Development must create safe and secure environments that minimise the opportunities for crime and promote community safety.
- e) Adequate provision must be made in all new developments to enable the effective and efficient management and removal of domestic or commercial waste.
- f) Development must, where appropriate, ensure that vehicular access is provided to the boundary with any adjacent land so that the ability to develop such land is not prejudiced or prevented.

6.5 Environmental Assets

6.5.1 The environment is a limited resource. Once an environmental asset has been damaged or destroyed, it is normally impossible to restore it to its original condition. Wyre will change during the lifetime of this Local Plan and development will have some effect on the environment. It is important to ensure that the right balance is struck between environmental concerns and development benefits.

6.5.2 Green infrastructure has multiple benefits and functions including economic, nature, recreation, health and well-being. Green infrastructure helps reduce air pollution, and reduce and manage flood risk. The Adopted Policies Map shows the key elements Green Infrastructure within settlement boundaries but it does not capture all open space including all open space on residential estates.

CDMP4 Environmental Assets

1. Development proposals should, where possible
 - a) Provide enhancements in relation to the environmental assets in this policy, and
 - b) Seek to minimise or eliminate net environmental impact.
3. Development proposals will be required to be accompanied by proposals to mitigate the overall environmental impact and maximise further opportunities to improve the environmental outcomes. Where mitigation measures are not considered adequate, appropriate on or off site compensation measures will be sought to off-set the environmental impact of the development.
3. Development will be permitted where, following implementation of any required mitigation, there is no unacceptable impact on environmental assets or interests, including but not limited to green infrastructure, habitats, species, soils, water quality & resources and trees and hedgerows.

Green Infrastructure

4. Development proposals will be expected to protect and enhance the functionality and interconnectivity of Green Infrastructure as a whole.
5. The Adopted Policies Map identifies the key elements of Wyre's Green Infrastructure within settlement boundaries. Countryside areas and Coastal sands outside settlement boundaries form part of the Green Infrastructure.
6. Where appropriate development must be designed to make a positive contribution to Wyre's green infrastructure through:
 - a) Inclusion of multi-functional landscaped public open space in the development;
 - b) Retention and enhancement of existing ecological and landscape features on the site;
 - c) Incorporation of features in the built fabric that support and enhance key local species;
 - d) Provision for active travel on foot or bicycle;
 - e) Physical and functional connections with neighbouring Green Infrastructure sites or countryside areas; and
 - f) The creation of new areas of trees and woodland.
7. Development involving the partial or complete loss of land identified as Green Infrastructure within settlement boundaries on the Adopted Policies Map or any

unidentified areas of open space including playing fields will not be permitted unless it is demonstrated that:

- a) A connected network of green spaces is maintained; and
- b) The development can be accommodated without the loss of the function of the Green Infrastructure site; or
- c) The site is surplus to requirements; and
- d) The impact on the green infrastructure as a whole can be mitigated or compensated for through the direct provision of new or improved green infrastructure elsewhere of the same or improved functionality and accessibility, or through the provision of a financial contribution to enable this to occur; or
- e) The need for or benefits arising from the development demonstrably outweigh the harm caused, and the harm has been mitigated or compensated for so far as is reasonable.

8. All development that includes an element of Green Infrastructure will be required to secure the appropriate maintenance of the space in the long term.

Water courses and bodies

9. Wyre's rivers and water bodies, including the Lancaster Canal, are important components of Green Infrastructure. Development alongside water courses or bodies should wherever possible make active use of the water through the layout and orientation of development and the integration of the water and its environs into the development's public space. In addition it should enhance the waterside environment and boost the Green Infrastructure function of the water course or body. Development close to water courses or bodies should not sever recreational routes, prejudice recreational uses, reduce water quality, diminish the ecological value of the water body or environs, increase flood risk or interfere with culverts or drainage.

Habitats, Species and Ecological Networks

10. The Borough's designated and undesignated ecological assets will be protected, enhanced and managed with the aim of establishing and preserving functional networks which facilitate the movement of species and populations and protect the Borough's biodiversity. Development should contribute to the restoration, enhancement and connection of natural habitats through the provision of appropriate Green Infrastructure and to a net gain in biodiversity where possible.

11. Where development is considered necessary within or affecting an internationally or nationally designated site, adequate mitigation measures and/or compensatory habitat creation will be required through planning conditions and/or obligations. Where significant harm to designated sites resulting from development cannot be avoided, adequately mitigated or, as a last resort, replaced or compensated, the development will not be permitted. A project specific Habitat Regulation Assessment (HRA) may be required and should have regard to the mitigation measures in the Local Plan Habitats Regulations Assessment. Residential developments located within 3.5km of Morecambe Bay, a European protected nature conservation site will be required to prepare a Home Owners Pack for future home owners highlighting the sensitivity of Morecambe Bay to recreational disturbance

12. Development affecting habitats or species of local importance, including Biological Heritage Sites, or habitats or species listed in the Lancashire Biodiversity Action Plan will not be permitted unless the harm caused is significantly and demonstrably

outweighed by other planning considerations and an appropriate mitigation can be secured or as a last resort, replaced or adequately compensated.

13. Development that would result in the further fragmentation of, or compromises the function of, Wyre's ecological network will not be permitted unless:
 - a) The harm caused is significantly and demonstrably outweighed by other planning considerations; and
 - b) An appropriate mitigation and compensation strategy can be secured.

Landscapes and geological sites

14. New development will be required to have regard to relevant National Character Areas³⁹ and take into consideration the site's landscape setting including local and long distance views, in and out of the site.
15. Development will be permitted provided there is no unacceptable cumulative impact on landscape character or the principal elements and features associated with it. Development proposals should be designed to avoid negative landscape effects and where this is not possible negative landscape effects should be reduced or offset through appropriate mitigation/compensatory and enhancement measures.
16. Development likely to damage or destroy a designated geological site will not be permitted unless the harm caused is significantly and demonstrably outweighed by other planning considerations and an appropriate mitigation strategy can be secured.

Agricultural Land

17. Development which is likely to lead to the permanent loss of the best and most versatile agricultural land (Grades 1,2 and 3a) will not be permitted unless supported by other policies in the plan or it is demonstrated that the loss is outweighed by other planning considerations.
18. Where significant development of agricultural land is demonstrated to be necessary the development should be located in areas of poorer quality land in preference to that of a higher quality.

Water resources

19. Development which would have an unacceptable effect on the quality or yield of groundwater or surface water resources will not be permitted.
20. Development will be required to protect the water quality of existing water resources, such as watercourses, coastal waters and groundwater.
21. Developments using private water supplies will only be permitted if it is demonstrated that the water supply meet current quality standards.

Trees and Hedgerows

³⁹ National Character Areas are available on Natural England website at <http://publications.naturalengland.org.uk/category/587130>

22. Development will be expected to incorporate existing trees and hedgerows into the design and layout of the scheme where possible unless their loss is supported by evidence in a tree or hedgerow survey.
23. Where tree and hedgerow loss is unavoidable, equivalent amount of new trees and hedgerows of suitable species should be proposed unless a clear justification is provided for not doing so. Where appropriate, opportunities to increase tree hedgerow cover should be explored.
24. Development and planting schemes must be designed so as to avoid:
 - a) Damage to existing trees which are to be retained; or
 - b) The potential for future conflict between buildings and trees.
25. Where development is proposed which would result in the loss of protected tree(s) and veteran tree(s), planning permission will only be granted where:
 - a) The removal of one or more trees would be in the interests of good arboriculture practice; or
 - b) It is demonstrated that the benefits of the proposed development outweighs the amenity and / or nature conservation value of the tree(s).

6.6 Historic Environment

6.6.1 Wyre has a diverse heritage stemming from the historic development of the many towns and villages. Places in Wyre have a history extending back centuries to the 'Doomsday Book'. Wyre has many buildings listed for their national historic and architectural significance and a number of designated conservation areas, historic parks and ancient monuments which contribute to local distinctiveness and identity. Places grow and change over time and the 'old' parts become an integral part of the character of today. Policy CDMP5 aims to protect the historic environment and ensure that new development is respectful to and does not impact on historic assets. Wyre's designated and undesignated heritage assets are a finite resource which once lost cannot be replaced.

CDMP5 Historic Environment

1. The Council's overall objective in relation to the historic environment is for heritage assets to be protected, conserved and where appropriate enhanced for its aesthetic and cultural value and its contribution to local distinctiveness and sense of place.
2. New development must protect, conserve and, where appropriate, enhance the historic environment, through high standards of design. Proposals for new development should identify and take advantage of opportunities to integrate with and promote the Borough's heritage assets.
3. Development with the potential to affect any designated or non-designated heritage asset, either directly or indirectly including by reference to its setting, will be required to sustain or enhance the significance of the asset.
4. Proposals which will cause substantial harm or total loss of significance of a designated heritage asset will not be permitted unless it is demonstrated that:
 - a) The substantial harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss or
 - b) The nature of the asset prevents all reasonable uses of the site and

- c) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing in accordance with policy SP6 (Viability) that will enable its conservation; and
 - d) Conservation by grant funding or some form of charitable or public ownership is demonstrably not possible; and
 - e) The harm or loss is outweighed by the benefit of bringing the site back into use.
5. Where some impact on significance is considered acceptable, the Council will require a programme to be implemented of recording the asset in its original condition, prior to any work being carried out.
 6. Where proposals include the loss of important heritage buildings or features, applicants will be required to demonstrate that the proposal has considered retaining, reusing or converting these buildings.
 7. In making its assessment in relation to part 4 of this policy, the Council will require evidence to be provided setting out:
 - a) The significance of the heritage asset, in isolation and as part of a group as appropriate, its contribution to the character or appearance of the area, and the degree of harm that would result from the loss of this heritage asset;
 - b) The public benefit arising from the proposals for the site;
 - c) The condition of the asset and the cost of any repairs and enhancement works that need to be undertaken;
 - d) The adequacy of efforts made to sustain existing uses or find viable new uses; and
 - e) Appropriate marketing in accordance with Policy SP6 (Viability).
 8. Where an undesignated heritage asset has been identified by the Council as having local significance and planning permission would be required for its demolition, permission will not be granted unless:
 - a) The benefits of the proposed redevelopment clearly outweigh the loss of significance; or
 - b) The loss of significance can be mitigated by a scheme to better reveal or interpret the significance of the asset; or, if this is demonstrably not possible, by an appropriate scheme of recording the asset in its original condition prior to the commencement of any work.
 9. Where an unlisted building makes little or no contribution to the character of a conservation area and has little or no significance in its own right, proposals for its demolition will be granted permission where alternative proposals for the site make a positive contribution to the preservation or enhancement of the character of the conservation area.
 10. Consent will not be granted for demolition until an acceptable redevelopment scheme has been approved and there is evidence demonstrating reasonable certainty that the scheme will be implemented.

Archaeology and Scheduled Monuments

11. Where development affecting sites of known archaeological interest is acceptable in principle, preservation in-situ is the preferred solution. Where preservation in-situ is not justified, the developer will be required to make appropriate and satisfactory provision for the excavation and recording of the remains before development commences.

12. Development affecting nationally important archaeological remains and their settings, whether or not they are scheduled, will only be permitted where the archaeological value and interest of the remains and their settings is preserved.
13. Development affecting locally important archaeological remains and their settings will only be permitted where it is demonstrated that the public benefit of the development outweighs the local value of the remains. Development will not be permitted to commence until satisfactory provision has been made for a programme of investigation and recording.

6.7 Accessibility and Transport

6.7.1 Society and businesses rely on an effective and efficient transport system for the movement of people and goods from one place to another. The capacity of the strategic and local road network in Wyre is limited. The effects of development on accessibility and transport needs to be managed. It is important that development is capable of being accessed and serviced safely without compromising safety elsewhere on the network.

6.7.2 Although the rural nature of Wyre means that there is a high reliance on the car, maximising opportunities for safe pedestrian and cycle movements and access to public transport is important. In some circumstances managing the transport implications of a new development will require a specific impact to be mitigated, or work to be undertaken to improve its accessibility at the cost of the developer.

CDMP6 Accessibility and Transport

1. Development will be permitted provided it meets the requirement of the Core Development Management Policies and it has been demonstrated that:
 - a) Land safeguarded for transport and highway improvements in the Local Transport Plan, Fylde Coast Highways and Transport Masterplan and any other scheme or strategy by the Highways Authority and Highways England is not compromised.
 - b) Road safety and the safe, efficient and convenient movement of all highway users (including bus passengers, refuse collection vehicles, the emergency services, cyclists and pedestrians) is not prejudiced;
 - c) Safe and adequate vehicular, cycle and pedestrian access to and from, and circulation within, a proposal site would be provided.
 - d) Appropriate provision is made for vehicular access, off-street servicing and parking in accordance with the Council's adopted standards set out in Appendix B unless it is demonstrated to the satisfaction of the Local Planning Authority in consultation with the Local Highways Authority that different provision is justified taking into account local circumstances.
 - e) Where appropriate access by public transport is catered for either by providing for bus access into the site where appropriate, or by ensuring that safe and convenient access exists to the nearest public facility;
 - f) Measures are included to encourage access on foot, by bicycle and public transport and reduce car reliance;
 - g) The development does not directly affect any public right of way or the proposal provides for its replacement by an equally attractive, safe and convenient route; and
 - h) The needs of people with disabilities and older people are fully provided for, including those reliant on community transport services.
 - i) Developments adjacent to or affecting railway lines, including resulting in a material increase or change of character of the traffic using a rail crossing of a railway, should

ensure that there will not result in an adverse impact on the operational safety of the railway network.

- j) Corridors which could be developed as future transport routes (e.g. disused railway lines) are not prejudiced.
2. Development which includes parking provision shall also make appropriate provision for standard charge Electric Vehicle Recharging (EVR) points.
 3. Where a Transport Assessment or Statement shows adverse impact on the existing highway network, developers or operators will be required to provide or contribute to such works to the transport network, including sustainable travel measures as are necessary to mitigate these impacts
 4. Where the above requirements can only be satisfied through the undertaking of off-site works the cost of these shall be borne by the developer.
 5. Development which would attract large numbers of people on a regular basis is required to be supported by a Travel Plan setting out the measures that the developer, either alone or in conjunction with neighbouring uses, shall adopt to reduce reliance on the use of the private car for journeys to and from the site.

Public Rights of Way

6. Proposals will not be permitted which:
 - a) Adversely affect any existing public right of way and the public's enjoyment of it unless a satisfactory alternative is provided, or
 - b) Detract from the character of any existing right of way, or
 - c) Do not accord with the need to improve and provide access to the countryside for the disable.
7. Proposals for new and improved walking routes, bridleways and cycling routes across the Borough will be supported.

7 **Housing**

7.1 Introduction

7.1.1 Wyre is part of the Fylde Coast Housing Market Area (HMA), together with Blackpool and Fylde. The three local authorities have prepared joint evidence with regards to housing needs within the HMA to inform their respective local plans.

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 urban areas. The Local Plan has identified development sites to positively meet 86% Wyre's housing needs to 2031 and deliver 8,224 dwellings within the local plan period.

7.1.3 The availability of quality housing of varying types and sizes is essential in catering for the needs of all sectors of the community and also for securing a sustainable local economy. The housing market in Wyre is dominated by large properties. The evidence shows that there is a need for smaller properties. Increasing the provision of smaller properties would contribute toward balancing the housing offer which would assist towards young people and families being able to remain in the borough. The ageing of the population in Wyre and the continuing decrease in working age people in Wyre could adversely affect the economy. In view of Wyre's ageing population, there is also a need to make provision for properties suitable for older people.

7.1.4 Wyre is a diverse Borough broadly distinguished into the urban peninsular and the rural areas with a number of settlements further east. The total housing requirement is Borough-wide (key demographic information is only available at the local authority level). The Local Plan Strategy aims to meet housing needs where this is possible in view of constraints, which means some rural settlements will grow disproportionately to their current size. The Local Plan however makes provision for additional services and facilities to support growth in rural settlements and requires that growth is delivered through a masterplan.

7.2 Housing Land Supply

7.2.1 The Local Plan has maximised the opportunities for new land releases for housing within identified infrastructure and physical constraints. The Local Plan maximises opportunities within existing built up areas but also makes a number of extensions to a number settlements. A local Green Belt review was undertaken to inform the local plan and land released from the Green Belt has been allocated for housing.

7.2.2 The Local Plan housing requirement will form the basis for calculating Wyre's 5 year housing land supply. 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. Policy HP1 seeks to ensure that Wyre will continue to maintain a five year land supply over the local plan period. As explained in the Housing Background Paper, in order to secure that the Local Plan has a robust housing land supply and remains up-to-date, it is considered that any shortfall between 2011 and 2017 or arising after adoption it is met over the remainder of the plan period. In order to maximise flexibility in the local plan housing land supply, the Local Plan does not proposed to apply a restrictive phasing policy to the release of any allocated housing site. There is therefore no planning barrier to the early delivery of sites if circumstances and market conditions allow. Delivery of housing will be monitored and the Local Plan will be reviewed if monitoring information shows that the Local Plan is not delivering the necessary housing.

HP1 Housing Land Supply

1. Between 2011 and 2031, provision will be made for the provision of 8,224 net additional dwellings which equates to an annual provision of 411 dwellings.
2. Where in any one year there is a shortfall in the delivery of housing against the annual requirement, the shortfall will be met over the remainder of the plan period.

7.3 Housing Mix

7.3.1 It is important that the housing market provides a choice in terms of type and sizes of properties so as to ensure sustainable mixed communities and do meet the current and future demographic needs. In Wyre it is important to make provision for smaller properties in order to widen the choice for young people and families and contribute towards reversing the continued decline of working age population. It is however also important that provision is made for older people in view of the ageing of the population. The Local Plan therefore through Policy HP2 aims to establish a more balanced housing offer to meet the needs of young and older persons.

7.3.2 Policy HP2 'Housing Mix' requires residential developments to make provide of a mix of housing types and sizes on new developments in line with the latest evidence. Policy HP2 also includes a specific requirement for housing to meet the needs of older people in view of the ageing population and people with restricted mobility as recommended by the Equality Impact Assessment. The specific policy requirements have been informed by the Local Plan Viability Study, to ensure that they are deliverable.

HP2 Housing Mix

1. New housing development will be required to widen the choice of housing types available in Wyre.
2. Proposed developments should make provision of appropriate mix in terms of size, type, tenure of housing, to meet identified housing need and local market demand that accords with the most up-to-date Strategic Housing Market Assessment.
3. In order to help meet the needs of an ageing population and people with restricted mobility, at least XX% of dwellings within developments of XX dwellings and above should be of a design suitable or adaptable for older people and people with restricted mobility. Where housing for older people and people with restricted mobility is provided as part of a larger scheme, this should, where appropriate, be located within the scheme in the most accessible location for services and facilities.

7.4 Affordable Housing

7.4.1 The Government is committed to boosting housing supply and delivering a wide choice of homes to meet both market and affordable needs. Whilst the largest contribution to the housing land supply will be made by market housing, it will also be important to meet the needs of people requiring affordable housing.

7.4.2 Housing evidence has consistently shown a significant need for affordable housing in the Borough. The 2017 SHMA Addendum III shows an annual need of 134 units in the first five years up to 2022 rising to 189 thereafter. It is important to continue to provide high quality affordable housing contributing towards affordable housing needs. Policy HP1 requires developments of XX or more dwellings to provide XX% affordable housing. The

specific policy requirements have been informed by the Local Plan Viability Study, to ensure that they are deliverable.

HP3 Affordable Housing

1. Affordable housing will be achieved through on-site provision, or except where it has been demonstrated that it is not appropriate a financial contribution of broadly value will be required to be paid to the Council to support the delivery of affordable housing elsewhere in the Borough.
2. All new residential development will be required to contribute towards meeting the identified need for affordable housing in accordance with the table below.

Settlement	% Affordable Housing
Fleetwood	
Thornton, Cleveleys, Knott End, Pressall, Stalmine, Piling	
Poulton, Hambleton	
Garstang, Forton, Hollins Lane, Scorton, Cabus, Bowgreave, Catterall, Bilsborrow, Barton, Inskip, Churchtown, St Michaels, Great Ecclestone, Calder Vale.	

3. The requirement may be varied based on a case by case basis and on submission of viability evidence by the applicant in accordance with policy SP6 – Viability.
4. The financial contribution will be calculated according to the methodology set out in the Local Plan Viability Study (including subsequent updates) and based on the open market value of housing units in the borough. The sum will be applied to the specific number of affordable housing units required calculated to one decimal place, without any rounding up or down of values e.g. 20% of 7 units = 1.4 units.
5. The size, type, mix and tenure of affordable dwellings provided shall be negotiated on a case by case in accordance with the latest evidence of need.
6. The design of affordable housing should be ‘tenure blind’ in relation to the design of other properties in close proximity within the site.
7. Where possible affordable housing will be subject to legal agreements or planning conditions to ensure that they remain affordable dwellings in perpetuity.

7.5 Residential Curtilages

7.5.1 Homeowners often want to extend the residential curtilage of their properties in order to provide additional private garden space. Extension to residential curtilages in designated countryside areas can be detrimental to the character of the countryside because of associated domestic features and the ‘formal’ appearance of private gardens. The purpose of Policy HP4 seeks to protect the character and visual amenities of the countryside and sets out the criteria for the consideration of such applications.

HP4 Residential Curtilages

1. Outside settlement boundaries as defined on the Adopted Policies Map, an extension to a residential curtilage will only be permitted where it meets the requirements of the Core

Development Management Policies and it will not lead to any detriment to visual amenity or to the character of the surrounding landscape.

2. In appropriate cases the Council will remove permitted development rights in order to protect the character and amenity of the landscape.
3. Proposals to extend residential curtilages in the Green Belt and the AONB will not be acceptable.

7.6 Replacement dwellings in the countryside

7.6.1 The replacement of an existing dwelling with another can be acceptable in the countryside because no new units are added. Where such development is proposed, the key issue is to ensure that the development does not have materially a greater impact on the countryside.

HP5 Replacement dwellings in the countryside

1. Outside the defined settlement boundaries the replacement of an existing dwelling will be permitted where it meets the requirements of the Core Development Management Policies and provided the size of the proposed dwelling does not result in an increase in the scale including massing of the existing building to an extent that would unacceptably impact on the character and openness of the rural area;
2. In order to maintain control over the future development of the site, the Council will remove permitted development rights in appropriate cases.

7.7 Rural workers accommodation in the countryside

7.7.1 There are circumstances in which there is a need for rural workers, particularly those engaged in agriculture or forestry, to live at or near their place of work. In assessing whether this is the case, it will necessary to show that there is a functional need for the worker's dwelling to be in the specific location proposed; and that the enterprise concerned is viable and so likely to remain in operation. Policy HP6 sets out the criteria for considering applications for rural workers' accommodation.

HP6 Rural workers accommodation in the countryside

1. Outside settlement boundaries planning permission will only be granted for a new rural worker's dwelling where it meets the requirements of the Core Development Management Policies and it is within or close to the land holding of the source of employment where it is demonstrated that the proposal satisfies all the following criteria:
 - a) The worker is full time or primarily employed in agriculture, forestry or another use demonstrably requiring them to be present on site at all times or at short notice, and a condition can be imposed restricting occupancy to a worker in this position; and
 - b) There is a clear operational need for an additional dwelling for the worker to live close to the enterprise; and
 - c) The enterprise is established and economically viable; and
 - d) This operational need could not be fulfilled by another dwelling within the land holding of the source of employment or any other existing accommodation in the area which is suitable and available; and
 - e) The accommodation can be related to an existing group of buildings connected to the enterprise. The Council will not consider applications for isolated dwellings unless it

can be shown that this is the only practical solution, or where other exceptional circumstances apply;

2. In the case of agricultural dwellings, there is no evidence of farm dwellings or other buildings which were suitable for conversion to a dwelling, having been recently sold off separately from the farmland concerned.
3. Where residential accommodation is demonstrated to be essential to meet an operational need to support a new enterprise, permission will be granted for a temporary period of no more than five years whilst the economic viability of the new enterprise is being established.
4. The temporary accommodation must be removed at the end of the period. Successive extensions to a temporary permission will not be granted unless exceptional circumstances are demonstrated.
5. Any new dwellings will only be granted planning permission under this policy where they are proportionate in size to the nature and commercial profitability of the undertaking to which they are attached.
6. Where existing dwellings are subject to conditions restricting occupancy, applications to remove such conditions will not be permitted unless it can be demonstrated that:
 - a) The essential need which originally required the dwelling to be permitted no longer applies in relation to the land holding of the original source of employment and that the dwelling will not be required similarly in the longer term; and
 - b) Reasonable attempts have been made to dispose of the dwelling for occupation in compliance with the original condition.

7.8 Rural Exceptions

7.8.1 The Local Plan focuses development within the boundaries of our defined settlements. However where a local need for affordable housing development exists for which land is not available within the settlement boundaries, either because suitable land does not exist, or because it is not available for sale, it may be appropriate to permit development outside the settlement boundary, to meet that need. Policy HP7 sets out the criteria for assessing proposals made on this basis.

HP7 Rural Exceptions

1. Outside defined settlement Boundaries, planning permission for residential development not specifically allowed for by other policies that addresses the identified need for affordable housing within rural areas will only be granted where it meets the requirements of the Core Development Management Policies and it is demonstrated that:
 - a) A need exists for affordable housing in the locality;
 - b) Suitable land is not available to accommodate the development within the defined boundary of the settlement nearest to the proposed development and any other nearby settlements as may be appropriate;
 - c) 100% of the units on the development will be affordable housing, and will be made available to those in need of affordable housing in the locality;
 - d) The occupancy of the dwellings can be restricted to individuals accepted as requiring affordable housing in the locality; and
 - e) The dwellings provided can be made available as affordable housing in perpetuity.

2. Where a new dwelling or dwellings are acceptable in principle under this policy, they shall in the first instance be located on land immediately adjoining the existing boundary of a village or adjoining another group of dwellings. Isolated new build dwellings in the countryside will not be acceptable under this policy.

7.9 Accommodation for Gypsy, Travellers and Travelling Showpeople

7.9.1 The accommodation needs of the Gypsy and Traveller and Travelling Showpeople are part of the overall accommodation requirements in Wyre. The evidence does not show a need for the Local Plan to make provision for new accommodation sites for Gypsy and Travellers but show a need for 20 plots to meet the needs of Travelling Showpeople during the Local Plan period. Policy HP8 furthermore sets out the criteria for considering proposals for Gypsy, Traveller and Travelling Showpeople accommodation and apply in relation to the allocated site and any windfall application.

HP8 Accommodation for Gypsy, Travellers and Travelling Showpeople

1. Provision will be made for the development of 20 additional plots for Travelling Showpeople by 2031.
2. Proposals for new sites for Gypsy and Traveller and Travelling Showpeople accommodation should meet the requirements of the Core Development Management Policies and meet the following criteria:
 - a) The development provides a satisfactory level of amenity for the occupiers, by reference to a range of factors including but not limited to the space available for each family; and
 - b) The development will not give rise to an unacceptable impact on amenity for users in the vicinity of the development, or, in the case of nearby commercial users, result in the imposition of new constraints on the way in which such users can operate their business; and
 - c) If the proposal involves the development of land identified in this Local Plan for another purpose, the loss of such land is outweighed by the benefit of meeting an identified need for additional gypsy and traveller or travelling showpeople accommodation, and represents the appropriate planning balance in the circumstances.

7.10 Green Infrastructure in new residential developments

7.10.1 It is generally acknowledged that open space makes an important contribution to the health and wellbeing of communities. Policy HP9 aim to secure appropriate new Green Infrastructure as part of new housing development.

HP9 Green Infrastructure in new residential developments

All new residential development resulting in a net gain of dwellings will be required to make appropriate provision of sufficient high quality green infrastructure for its residents on site.

For developments of 10 or more units the quantum of green infrastructure must be provided in accordance with standards set out below:

Typology Provision	Quantity Standard per 1000 population (ha)	Accessibility Standard (metres)	
		Urban	Rural
Parks, gardens	0.40	720	1200
Amenity greenspace	0.40	720	720
Natural and semi natural greenspace	1.50	2000	2000
Children and young people play area	0.18	480	720
Allotments	0.25	960	960
Playing pitches	Provision in line with the match equivalent session demand as set out in the latest Playing Pitch Strategy and action plan.		

The Council will determine the most appropriate type and means of open space provision, having regard to the most up to date assessment of open space and Playing Pitch Assessment requirements or provision across Wyre and having regard to the location and character of the development proposed.

Where appropriate, a financial contribution towards improving the quality and accessibility of nearby existing open spaces will be accepted in lieu of open space provision on site.

Where green infrastructure is provided on site developers must provide details of its long term management such as establishment of a management company.

7.11 Houses in Multiple Occupation

7.11.1 Policy HP10 sets out the criteria for considering conversion of buildings to Houses in Multiple Occupation (HMOs). HMOs can play a role in meeting housing needs in the Borough, however poor quality developments can harm the character and amenity of neighbourhoods.

HP10 Houses in Multiple Occupation

1. Proposals for the conversion of buildings into multiple occupancy units will be permitted provided they meet the requirements of Core Development Management Policies and the following criteria:-
 - a) The proposal does not harm the amenity of neighbouring properties and the character and appearance of the surrounding area;
 - b) The proposal would not lead to an unacceptable over concentrated use of the property and site which will have an adverse effect on amenity;
 - c) An adequate amount of garden/outdoor amenity space is provided to meet the needs of residents;
 - d) The site can accommodate the necessary parking and manoeuvring areas in a way which preserves residential amenity and the quality of the street scene; and
 - e) Adequate refuse and recycling facilities, including appropriate storage space, is provided.

8 Economy

8.1 Introduction

8.1.1 Wyre is located within the Fylde Coast sub-region with strong connections to Blackpool and Fylde. The three Fylde Coast local authorities have shared economic markets and travel-to-work areas and have established a joint Economic Development Company to work together and pool resources and expertise with the aim of delivering economic growth and securing investment across the sub-region.

8.1.2 Job creation and job security is fundamental to Wyre's and the Fylde Coast economy and future. It is important that business development is not inhibited by lack of suitable development land, which means that the Local Plan makes adequate provision for a suitable portfolio of sites to accommodate the needs of different business at different stages of their growth. There needs to be a supply of good quality, ready to develop land for employment development. Evidence shows that there are three distinct sub-markets in Wyre – Wyre Peninsula (Fleetwood, Cleveleys-Thornton and Poulton-le-Fylde), A6 corridor (Garstang and Catterall) and Rural Areas. Adequate provision must be made in all sub-market areas.

8.1.3 Hillhouse Technology Enterprise Zone (EZ), at Thornton is part of Lancashire's advance manufacturing and energy cluster. Hillhouse has an important role for the sub-regional economy on the Fylde coast and the wider Lancashire in contributing to the fulfilment of the Lancashire Local Enterprise Partnership (LEP) objectives for economic growth and job creation in Lancashire. The EZ is however also important for the local economy in Wyre.

8.1.4 In addition to identifying new development sites, the Local Plan also seeks to ensure that the Borough's main employment areas are retained to ensure a continuing and diverse supply of employment sites. Whilst it may be appropriate for individual employment sites to be redeveloped for other uses in certain circumstances, the Local Plan seeks to protect existing employment sites from redevelopment in order to protect jobs.

8.1.5 Town, district, local and neighbourhood shopping centres are vitally important to the local economy and to the identity of Wyre's different settlements. The Local Plan seeks to maintain town, district, local and neighbourhood and local centres as the focus for new retail development but recognising that centres have a wider role in the provision of services and facilities for the community. It is vital that in order for centres to remain competitive and continue to serve the community, that they diversify to supplement their retail function.

8.1.6 The Retail evidence identifies a shared Fylde Coast sub-regional requirement for an additional 2,825 sq. m of net convenience floorspace after 2016. There is no immediate capacity for additional convenience retail floorspace Wyre and no immediate capacity for comparison retail floorspace and the evidence shows a need for 6,505 sq.m of comparison floorspace post 2021. The Local Plan does not make any specific allocation for new retail development after 2021. Additional comparison floorspace has already been provided as part of a number of planning completions and commitments in the borough, including Aldi and Lidl developments at Poulton-le Fylde and Freeport in Fleetwood. There also extant planning permissions at Norcross and Catterall for potential additional comparison floorspace. It is considered more appropriate to allow the market to bring forward proposal rather than allocating sites for comparison retailing and effectively sterilising sites which may come forward for other town centre uses and in that strengthen the centre. There are redevelopment opportunities within defined town centre boundaries for the market to bring forward.

8.2 Employment Land Supply

8.2.1 The Local Plan aims to support the local economy in Wyre in terms of job creation and investment. The evidence shows that in order to support job creation there is a need for 32 hectares gross of employment land for B-class uses. This is significantly below past take up rates. It is often the case that businesses expand in order to remain competitive without necessarily creating new jobs. The sustainability of existing businesses is important in securing existing jobs. Therefore in setting the objectively assessed need (OAN) the Local Plan has had regard to past take up rates. The employment OAN is 43 hectares over the local plan period and the Local Plan makes provision for to meet in full the OAN figure. The identified land supply ensures provision in all three sub market areas to support local businesses and encourage new investment especially in rural settlements accommodating significant levels of new housing growth.

EP1 Employment Land Supply

During the period 2011 – 2031 provision will be made for a minimum of 43 ha of employment land for B class uses.

Land totalling 34.47 hectares will be allocated for B-class uses as set out below, separated into the three distinct sub-markets:-

Sub-market area	Hectares
Wyre Peninsula	20.5
A6 Corridor	11.05
Rural Areas	2.92
Total	34.47

8.3 Existing Employment Areas and Sites

8.3.1 It is important that the Council maintains a broad portfolio of sites so that potential investment is not lost to the Borough's economy due to lack of suitable sites. Existing employment areas and sites are an important source of employment in the Borough and can often come under pressure to be redeveloped for a higher value end use. This can have implications for businesses and jobs in the Borough. It is therefore important that employment areas and sites are protected from loss to other forms of development either through the redevelopment of individual sites or through the incremental loss of sites in larger employment areas.

8.3.2 In some cases, the presence of employment uses within a mainly residential area can create problems with amenity for residents. In other cases an existing site is not suitable for the requirements of modern businesses and unlikely to be brought into beneficial employment use. In those circumstances redevelopment may be appropriate.

8.3.3 Policies EP2 and EP3 set out the criteria for considering applications relating to existing employment areas and sites. Existing Employment Areas covered by Policy EP2 are identified on the Adopted Policies Map and represent the main employment areas in the Borough, where businesses can generally operate without causing disturbance to residents.

8.3.4 Some sites identified under Policy EP2 are located within countryside areas. These are important in maintaining employment in rural areas and contributing to the sustainability of rural areas and the rural economy. However the nature and scale of businesses on these sites should be appropriate to their countryside location.

EP2 Existing Employment Areas

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

EP3 Existing Employment Sites

1. The redevelopment for other uses of a site that is or last was in B1, B2 and B8 use outside defined employment areas will not be permitted unless it is demonstrated that:
 - a) The site is not capable of a mix use which would include an element of B1, B2 or B8 uses within the life of the Local Plan; or
 - b) It is for a commercial use such as a car, bathroom, kitchen, conservatories, showrooms; and
 - c) There would not be an unacceptable reduction on the type, quality or quantity of employment land supply; and
 - d) If currently in B1,B2 and B8 use the current use causes an unacceptable loss of amenity for surrounding uses; or
 - e) The community or regeneration benefits of the development outweigh the potential loss of an employment site.
2. Where the Existing Employment Site is located within countryside areas outside defined settlement boundaries, proposed development must be of a scale and nature appropriate to the countryside location.

8.4 Town, District and Local Centres

8.4.1 Town Centres are important in providing space for retail, leisure and culture. A healthy, vibrant town centre raises the confidence of local residents and businesses. The Local Plan sets out a hierarchy of different centres within the Borough, based on their size and role in the Borough. The scale of retail investment should be commensurate with the position of the centre in the hierarchy.

EP4 Town, District and Local Centres

1. Retail, leisure and other main town centre uses will be directed towards the Borough's existing centres in accordance with the following hierarchy and in accordance with policy EP5 (Main Town Centre Uses)

Hierarchy	Centre
Town Centre	Fleetwood, Cleveleys, Poulton-le-Fylde, Garstang
District Centre	Victoria Road East, Thornton; Marsh Mill, Thornton; Knott End; Great Eccleston.
Local Centre	Broadway/Poulton Road, Fleetwood; Larkholme Parade, Fleetwood; Broadpool Lane, Hambleton; Castle Gardens, Poulton-le-Fylde; Normoss Road, Normoss, Catterall.
Neighbourhood Centre/ Parade	Chatsworth Avenue, Fleetwood; Broadwater, Fleetwood; Manor Road, Fleetwood; Poulton Road, Fleetwood; Hatfield Avenue/ Highbury Avenue, Fleetwood; North Drive, Cleveleys; Rossall Road, Cleveleys; Blackpool Old Road, Poulton-le-Fylde; Highcross Road, Poulton-le-Fylde; Beechwood Drive, Thornton; Fleetwood Road, Thornton; Lawsons Road, Thornton; Linden Avenue, Thornton; Croston Road, Garstang; Forton
Free standing convenience shops within urban areas and defined rural settlements.	

2. Planning permission will only be granted for development which is appropriate in scale and commensurate with the centre's position and function in the hierarchy. Town and district centres as defined by the hierarchy above are the principal locations for new convenience and comparison retail and other town centre development, in particular that of a larger scale.
3. Within defined centres a diversity of uses will be encouraged to maximise the centres vitality and viability subject to policies EP 5 (Main Town Centre Uses) and EP6 (Development in defined primary and secondary shopping frontages). Development which will adversely affect the vitality and viability of a defined centre will not be permitted in order to ensure the sustainability of communities.
4. Local and neighbourhood centres and isolated local convenience stores are important for the sustainability of the communities they serve. Development which will cause their loss or affect their vitality will only be permitted where the local area is served by alternative provision or the property was marketed in accordance with Policy SP6 (Viability).

8.5 Main Town Centre Uses

8.5.1 It is essential that centres remain the focus for both convenience and comparison retail growth and other town centre uses. New developments in out of centre locations including within existing out of centre retail developments have the potential to compete with town centres and affect their viability and vitality. Policy EP5 sets out the requirements for proposals for main town centre uses in line with national planning policy.

EP5 Main Town Centre Uses

1. Proposals for new retail development and other main town centre uses (including extensions and change of use) which are appropriate in scale, role and function will be permitted within Wyre's defined town, district, local and neighbourhood centres where they accord with this policy as a whole.

Scale of retail proposals

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

Sequential Test

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

Assessing Impact

5. Proposals which are not specifically supported by other policies, and are not in a town or district centre as defined on the Adopted Policies Map, and which will create additional floorspace at or above the levels set out below, will be required to be accompanied by an impact assessment.
 - a) 500m² gross for any new retail (comparison and convenience) floorspace
 - b) 2,500m² gross for new leisure and office proposals
6. Where an impact assessment is required, proposals will only be granted planning permission where it is demonstrated that there will be no unacceptable impact on the vitality and viability of existing centres. In making its assessment on this issue the Council will take account of the following main issues along with any that are specific to the development in question:
 - a) The impact of the proposal on existing, committed and planned public and private investment, in a centre or centres in the catchment of the proposal;
 - b) The impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and the wider area, up to five years from the time the application is made. For major schemes where the full impact will not be

realised in five years, the impact should also be assessed up to 10 years from the time the application is made; and

- c) The ability of the impact to be mitigated through measures secured through planning conditions or a planning agreement.

8.6 Development in defined primary and secondary frontages

8.6.1 It is accepted that the retail function of centres is contracting and a flexible approach to town centre policies is required. However the historical primary function of town centres for retailing will continue and thus the Local Plan defines primary and secondary frontages in order to protect that function. The Local Plan has contracted the primary shopping areas in Fleetwood and Cleveleys in order to consolidate the retail function in the core of the centre and assist with attracting a wider range of town centre uses.

EP6 Development in defined primary and secondary frontages

1. Proposals for development not falling into Use Class A1 involving ground floor units in identified Primary Frontages will be permitted provided all the criteria below are met:
 - a) A minimum of 70% of the defined length of frontage in the block would remain in A1 use taking into account unimplemented planning permissions for changes of use; or the premises have been marketed for a class A1 use in accordance with Policy SP6 (Viability);
 - b) The proposed use is complementary⁴⁰ to the primary shopping function of the frontage and will contribute to vitality and viability;
 - c) The proposed use would not result in 3 adjoining non-A1 uses in the block;
 - d) An active pedestrian level shopfront is retained/provided.
 - e) The proposed use would typically be opened to the public for the majority of the traditional town centre trading day (i.e. 9:00 – 17:00 hrs)
2. Proposals for development not falling into Use Class A1 involving ground floor units in identified Secondary Frontages will be permitted provided all the criteria below are met:
 - a) A minimum of 50% of the defined length of frontage in the block would remain in A1 use taking into account unimplemented planning permissions for changes of use; or the premises have been marketed for a class A1 use in accordance with Policy SP6 (Viability);
 - b) The proposed use is complementary⁴¹ to the secondary shopping function of the frontage and will contribute to vitality and viability;
 - c) An active pedestrian level shopfront is retained/provided;
 - d) The proposed use would typically have operational hours that include at least part of the traditional town centre trading day (i.e. 9:00 – 17:00 hrs)

8.7 Local convenience stores

8.7.1 Small convenience stores has an important role in meeting households' day to day needs and contribute to the sustainability of places. They provide a valuable resource especially for people with no access to private transport and contribute towards reducing the need for vehicular trips. However such proposals should be of an appropriate scale so that

⁴⁰ Use classes A2 – A5 and other town centre uses

⁴¹ Use classes A2 – A5 and other town centre uses

they do not have an impact on designated centres. Policy EP7 proposals for small convenience stores and sets out the criteria for considering such proposals.

EP7 Local convenience stores

1. Within defined settlement boundaries planning permission will be granted for convenience retail developments, which are not within existing defined centres or specifically allowed for by other policies, where all the following criteria are met:
 - a) The proposal caters for local needs only and individual units do not exceed a maximum of 400 sq.m gross internal floor space;
 - b) There are no available existing units in class A use within reasonable walking distance typically 500 metres of the proposal which would be capable of accommodating the development and serving an area currently not being served
 - c) Either the development is within or immediately adjacent to an existing group of local shops, or there are no other shopping facilities providing for local need within a reasonable walking distance (typically 500 metres) of the proposal.

8.8 Rural Economy

8.8.1 A significant part of the Borough is rural in nature containing a number of settlement. Farming is the main industry supplemented by a number of small businesses within settlements and scattered throughout the rural areas. The rural areas are an important resource for tourism in the Borough. The rural economy is important to the overall economy in Wyre and to employment in the Borough. Policy EP8 aims to contribute toward maintaining a healthy rural economy.

EP8 Rural Economy

1. The Council will support proposals to help diversify the rural economy including proposals for the provision of digital infrastructure in the rural areas of the Borough.
2. The expansion of existing businesses within countryside areas will be supported where it meets the requirements of the Core Development Management Policies and where it is demonstrated that :-
 - a) The scale and nature of the activity is not detrimental to the character of the area;
 - b) Any new building and supporting infrastructure is necessary
3. Sustainable development which enhances the diversity of recreational opportunities and visitor attractions in rural areas will be supported.

8.9 Extensions to Holiday Accommodation

8.9.1 Tourism is an important element of the local economy in Wyre. Holiday accommodation is an important element of the tourism industry. However often new holiday accommodation within designated countryside areas becomes unviable creating pressures for conversions into residential uses at locations where residential development would not be acceptable. Policy EP9 restricts new holiday accommodation to extensions to existing sites.

EP9 Extensions to Holiday Accommodation

1. The extension of an existing holiday accommodation⁴² site will be permitted where it meets the requirements of the Core Development Management Policies and provided it satisfies all of the following criteria:
 - a) The totality of development, including on site services, is of appropriate scale and appearance to the local landscape; and
 - b) Any new building and supporting infrastructure is necessary
2. Proposals for new short stay touring caravan and camping sites or the extension of an existing site will be supported.

8.10 Equestrian Development

8.10.1 Horse riding is a popular activity in Wyre, and can be an important means of diversifying the rural economy. However equestrian development can have an impact on the character of the countryside due to erection of new building, introduction of hard areas and equipment on the land. Policy EP10 sets out the criteria for considering applications for equestrian development.

EP10 Equestrian Development

1. Proposals for private or commercial stables/equestrian facilities outside settlement boundaries will only be permitted if it is demonstrated that the following sequential approach has been followed in the selection of the site with regards to the land holding: -
 - a) Conversion of an existing building
 - b) Adjacent to an existing building or a group of existing building
 - c) Open field
2. Proposals are required to meet the requirements of the Core Development Management Policies and the following criteria:
 - a) In the case of private stables the need for the development is demonstrated;
 - b) In relation to either private or commercial stable / equestrian facilities the landholding is of sufficient size to support the number of stables or other facilities proposed;
 - c) The development complies with relevant standards published by DEFRA or its successor and best practice;
 - d) The development as a whole (including access roads or tracks, ménages, storage, lighting, hardstanding, fencing and other paraphernalia) are well screened from the surrounding countryside;

8.11 Protection of community facilities in Rural Areas

8.11.1 Facilities such as small shops, public houses and community halls are an important part of life in rural areas. They provide for everyday needs, but also serve a social function and act as a focus for communities. They contribute to sustainable living, ensuring that residents do not need to travel into the main towns so frequently. However such facilities can often be under threat due to changes in lifestyles and economic pressures on businesses. Given their importance to the vitality of the rural area it is important to protect such facilities wherever possible.

⁴² Holiday accommodation sites include holiday caravan sites.

EP11 Protection of community facilities in Rural Areas

In rural areas outside the main urban areas and key service centres, the conversion of or redevelopment of a property currently in a use considered important to the sustainability of the community will be permitted only if it is demonstrated that the existing use is financially unviable and has been appropriately marketed in accordance with policy SP7 (Viability).;

8.12 Renewable Energy

8.12.1 The Government expects local authorities through planning to support the transition to a low carbon future in a changing climate, including encouraging the delivery of renewable energy and associated infrastructure.

8.12.2 Policy EP12 supports in principle renewable energy schemes and sets out the criteria for considering wind and solar energy proposals. Evidence shows that there is no differentiation within the Borough on the suitability for wind energy and thus Policy EP12 designates the whole of the Borough as an area of search.

EP12 Renewable Energy

1. The development of renewable or sustainable energy schemes, including but not limited to district heating, biomass, hydroelectricity, solar, ground source heat will be supported subject to the Core Development Management Policies, taking into account the cumulative impact of the proposed development along with other planned, committed or completed development.
2. The Council will support in principle the development of a tidal energy scheme across the river Wyre at Fleetwood subject to the Core Development Management Policies.
3. In relation to wind energy proposals, the whole Borough is designated as an area of search suitable for wind energy development. Proposals must meet the requirements of the Core Development Management Policies and demonstrate that:
 - a) If located within flood zone 2 it has passed the flood risk sequential test and if located within flood zone 3 that it has passed both the flood risk sequential and exceptions tests;
 - b) The development does not create a potential hazard to the public using highways, footpaths, bridleways or other public rights of way;
 - c) The development does not interfere with telecommunication paths or air traffic services including those associated with the military;
 - d) Where necessary, a scheme can be agreed relating to the removal of the wind farm or turbine at the end of its design life and the restoration of the site; and
 - e) Following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.
4. In relation to solar energy proposals involving agricultural land must meet the requirements of the Core Development Management Policies and demonstrate: -
 - a) That the use of agricultural land is necessary and no alternative previously developed site (including building roofs) is available or suitable. The area of search should be the Fylde Coast⁴³ having regard to a viable connection (in distance) to the National Grid;

⁴³ The Fylde Coast comprise the administrative areas of Wyre Council, Fylde Council and Blackpool Council and excluding Green Belt and flood risk zones 2 and 3.

- b) If a) above is satisfied, that there are no alternative sites involving lower grade agricultural land; and
- c) That the proposal would allow for continued agricultural use and/ or encourages biodiversity improvements around arrays.

8.13 Telecommunications

8.13.1 Fast, reliable and universally available mobile communications are an integral part of modern society and essential to a successful twenty-first century economy. Telecommunications providers respond to demand by investing in new infrastructure. The demand for improved telecommunications infrastructure is expected to continue to grow and Local authorities are expected to be supportive. Policy EP13 sets out the criteria that the Council will apply in assessing applications relating to telecommunications equipment.

EP13 Telecommunications

1. Applications for the siting of new telecommunications equipment will be permitted provided that it meet the requirements of Core Development Management Policies and it is demonstrated that:
 - a) Co-siting the equipment with existing equipment, or in the case of antennae, their siting on an existing building, mast or structure, is not a feasible or viable option;
 - b) The siting and appearance of the proposed apparatus and associated structures should seek to minimise impact on the visual amenity, character or appearance of the surrounding area; and
 - c) The impact of the development on the landscape or townscape is minimised, within the constraints of operating requirements, through siting, design, materials and colour.
2. When considering applications for telecommunications development, regard will be had to the operational requirements of telecommunications networks and the technical limitations of the technology.

8.14 Outdoor Advertisements and Directional Signs

8.14.1 Advertising is a necessary part of commercial activity but it can detract from the quality of the area by dominating or cluttering a scene. Policy EP14 sets out how applications will be considered.

EP14 Outdoor Advertisements and Directional Signs

1. Proposals for advertisement consent will be permitted providing the following specific amenity and public safety considerations are satisfied:
 - a) The scale, design and size of the advertisement, and the degree and type of illumination do not harm the appearance and character of the surrounding area;
 - b) the number of existing signs in the area or on the building will not create clutter or excessive advertising;
 - c) the proposal does not cause a public safety hazard;
 - d) The proposal does not obscure visibility or distract the attention of users of the highway;
 - e) the colours of the advertisement or its illumination would not obscure or reduce the clarity of any functional or traffic sign; and
 - f) Pedestrian movement is not hindered.

Directional Signs

2. Proposals for advance directional signs will be permitted providing all of the above amenity and safety considerations are satisfied and
 - a) The signposting is from the nearest road junction;
 - b) The sign is not illuminated;

8.15 Security Shutters

8.15.1 Designing out 'crime' is an important consideration in ensuring safe and accessible environments. Certain measures such as security shutters can have an impact on the street scene creating unwelcoming places. This is particularly important in town and district centres where shutters can create a blank appearance affecting the appearance of the street and consequently the experience of visiting the centre. Policy EP15 sets out the criteria for considering applications for the installation of security shutters in order to minimise their impact.

EP15 Security Shutters

1. Within town and district centres external shutters will only be permitted in exceptional circumstances.
2. Proposals for grilles within town and district centres and proposals for shutters and grilles outside town and district centres, will be permitted provided that:
 - a) The shutter /grille, housing box and guides are designed to integrate within the existing shopfront and fascia; and
 - b) Must not obscure architectural features of the building such a stall risers.

9 Site Allocations

9.1.1 Policies SA1, SA2 and SA3 identify sites that are allocated for housing, employment and mixed-use development in order to meet the Local Plan's housing and employment requirements (Policies HP1 and EP1). In relation to housing only sites of 25 dwellings or more have been identified as allocations and in relation to employment development only sites of over 0.25 hectares have been identified as employment allocations. These policies together with Policy SA4 are key to meeting housing needs, supporting businesses, attracting investment and securing sustainable development.

9.1.2 Allocations will provide the majority of housing and employment land in Wyre to 2031 and are shown on the Adopted Policies Map. Some of these allocations have planning permission in total or in part as at 31 March 2017 and these are distinguished by a symbol on the on the 'Adopted Policies Map'. The remainder of the Borough's housing and employment requirements will be met from other non-allocated sites with planning permission and development completed since 2011.

9.1.3 Policies SA1, SA2 and SA3 are followed by a detail allocation policy for each of site, setting out the key requirements and considerations for the development of each of the sites. The individual allocation policies do not replicate all other policy requirements or interpret all other policies in the Local Plan with regards to the specific site. The individual allocation policy should be read together with all other policies in the Local Plan. Individual allocation policies do not identify all necessary contributions required under policy SP7.

9.1.4 Individual allocation policies identify where residual surface water should drain in order to minimise the risk of flooding in line with the Infrastructure Delivery Plan. An alternative residual surface water drainage strategy should be justified to the satisfaction of the Local Planning Authority.

9.1.5 There is a requirement for the preparation of a Masterplan with regards to sites in Policies SA1 and SA3 proposing more than 50 dwellings and also in relation to Policies SA4 – Hillhouse Technology Enterprise Zone. This is in order to ensure that the land is comprehensively developed and where the particular site is on the edge of a settlement, as a whole it relates and integrates with the existing settlement.

9.1.6 In relation to allocations with an extant planning permission on part of the allocation, a masterplan over the entire allocation will be required. A Masterplan Part One will set the vision, objectives and general principles whilst Part Two will provide the detail for the part of the allocation without planning permission. It is acknowledged that an existing planning permission on an allocation can be implemented. However where a planning permission is sought for the renewal of planning permission or a revised scheme, there will be a requirement to complete Part Two of the Masterplan for the allocation before planning permission is granted.

9.2 Residential Developments

9.2.1 The Local Plan ensures that sufficient deliverable land is available for 8,224 dwellings to meet 86% of the identified objectively assessed housing need for the period 2011-2031. The Local Plan makes allocations for 5,397 dwellings of which 5,049 are expected to be delivered within the plan period to 2031. The delivery of housing will be regularly monitored and the Local Plan will be reviewed if monitoring information shows that this is necessary.

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.

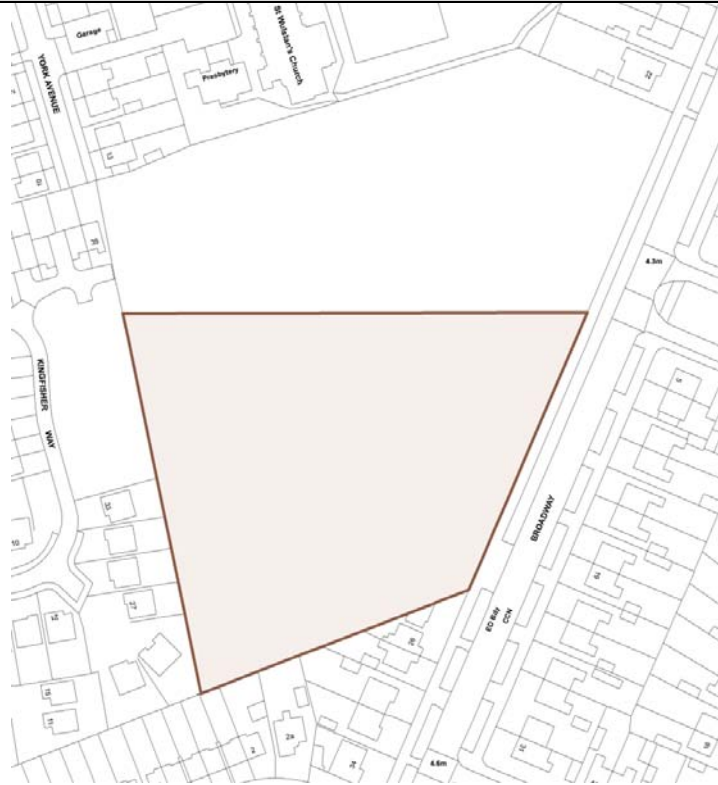
9.2.3 The Local Plan does not apply any phasing requirements to housing allocations in order to provide flexibility and ensure that a 5 year housing land supply is maintained during the lifetime of the Local Plan.

SA1 – Residential Development

The following sites, shown on the Adopted Policies Map, are allocated for residential development within the Plan period, subject to the Key Development Considerations set out below for each site.

Site Ref	Site	Number of dwellings expected to be delivered by 2031	Total Site Capacity
SA1/1	West of Broadway, Fleetwood	25	25
SA1/2	Lambs Road/ Raikes Road, Thornton	360	437
SA1/3	Land between Fleetwood Rd North and Pheasant Wood, Thornton	153	153
SA1/4	Bourne Poacher, Thornton	42	42
SA1/5	South East Poulton, Poulton-le-Fylde	236	236
SA1/6	Land at Garstang Road, Poulton-le-Fylde	516	516
SA1/7	Land off Moorland Road (Rear of St. Johns Hall), Poulton-le-Fylde	48	48
SA1/8	Land South of Blackpool Road, Poulton-le-Fylde	154	154
SA1/9	South Stalmine, Stalmine	162	162
SA1/10	North of Garstang Road, Pilling	40	40
SA1/11	North of Norcross Lane, Norcross	295	338
SA1/12	Land at Arthurs Lane, Hambleton	165	165
SA1/13	Inskip Extension, Inskip	255	255
SA1/14	North of New Holly Hotel and Bodkin Cottage, Hollins Lane	38	38
SA1/15	Land East of Hollins Lane, Hollins Lane	51	51
SA1/16	West of Cockerham Road, Garstang	100	100
SA1/17	Land South of Prospect Farm, West of the A6, Garstang	53	53
SA1/18	South of Kepple Lane, Garstang	105	105
SA1/19	Bowgreave House Farm, Bowgreave	29	29
SA1/20	Garstang Road, Bowgreave	46	46
SA1/21	Land South of Calder House Lane, Bowgreave	49	49
SA1/22	Garstang Country Hotel and Golf Course, Bowgreave	95	95
SA1/23	Daniel Fold Farm, Daniel Fold Lane, Catterall	122	122
SA1/24	Daniel Fold Farm Phase 2, Daniel Fold Lane, Catterall	66	66
SA1/25	Land off Garstang Road, Barton	72	72
SA1/26	Land Rear of Shepherds Farm, Barton	34	34
SA1/27	Land Rear of 867 Garstang Road, Barton	26	26
Total		3337	3457

Site SA1/1 – West of Broadway, Fleetwood



Site Area:	1.05 Hectares
Use:	Housing
Site Capacity:	25 dwellings
Housing Delivery:	The site is expected to be fully delivered within the Plan period.

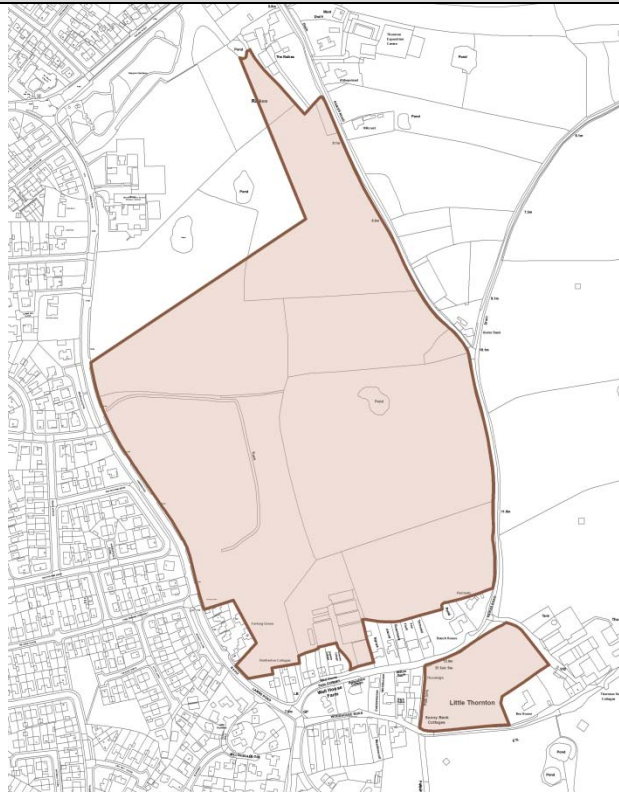
Site Description

A flat site formerly a school playing field situated in a residential area.

Key Development Considerations

1. The site lies in Flood Zone 3 and mitigation measures are required to ensure that the site is safe for the lifetime of the development. An FRA must be carried out and the results used to take a sequential approach to site layout. Finished floor levels must be above the undefended flood level plus an allowance for climate change for the life of the development. Where finished floor levels cannot be set above the 1 in 200 year plus climate change flood level, the developer must states in their FRA why it is not possible and identify and implement flood proofing/resilience measures that will protect occupants and their property up to that floor level.
2. The site does not have any nature conservation designations.
3. The development should be supported by a landscape and green infrastructure framework incorporating structured tree planting, on-site open space, formal and informal play and pedestrian and cycle connectivity within and outside the site.

Site SA1/2 – Lambs Road/Raikes Road, Thornton

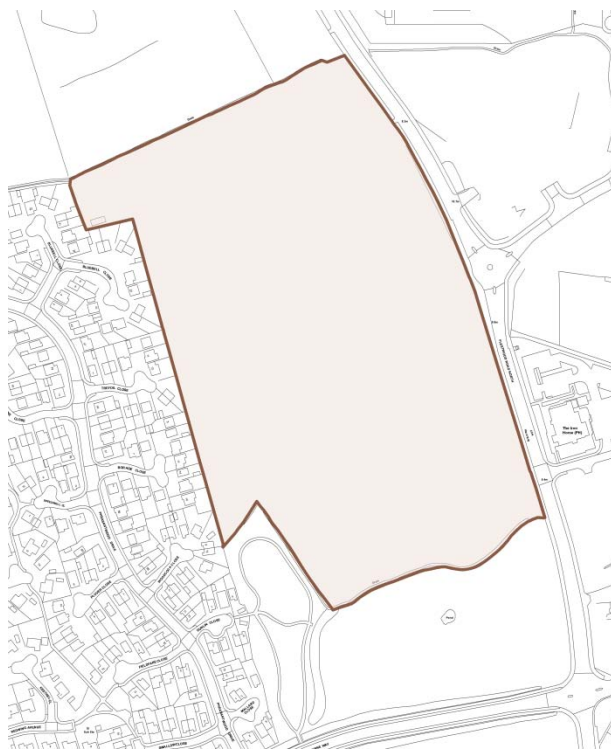


Site Area:	20.95 Hectares
Use:	Housing
Site Capacity:	437 dwellings
Housing Delivery:	The site is expected to contribute 360 dwellings to the housing land supply within the plan period. Part of the site benefits from outline planning permission for 165 dwellings (planning reference 14/00553).
Site Description	
<p>The site comprises agricultural land, including farm buildings, separated into two parcels by Raikes Road and broadly situated between the eastern boundary of Thornton and the River Wyre. The site includes numerous ponds, water courses and trees, whilst field boundaries are demarcated by hedgerows.</p>	
Key Development Considerations	
<ol style="list-style-type: none"> 1. This site is to be brought forward in line with a masterplan to be produced covering the whole of the site. The masterplan must be agreed by the local planning authority prior to the granting of planning permission for any part of the site. 2. Primary access into the site should be from a new road from Skippool Road to Raikes Road. Other off site highway works may be required. 3. The development should be supported by a landscape and green infrastructure framework incorporating structured tree planting, on-site open space to include formal and informal play and pedestrian and cycle connectivity within and outside the site and 	

in particular Wyre Estuary Country Park.

4. The design of the development should provide an 'organic' extension to this part of Thornton. It should utilise important key vistas into the adjoining open countryside and estuary and provide a rural transition zone between the development and the wider countryside and coastline. Particular attention should be given to the nature and quality of boundary treatments. An appropriate buffer to the Estuary is required.
5. The site does not have any nature conservation designations but is adjacent to the Wyre Estuary Site of Special Scientific Interest, Special Protection Area and Ramsar Site. The site also abuts a Biological Heritage Site (Skippool Marsh and Thornton Bank). Potential ecological impacts to the adjacent ecological designations and on the site due to its greenfield nature and features such as hedgerows, trees, ponds and watercourses should be considered. Buildings and surrounding habitat should be surveyed for signs of use by bats, Barn Owls and nesting birds. Mitigation measures for any adverse impact on the ecological value of the site and adjoining ecological sites including habitat loss should be met in the local area
6. The development should make land available for a new primary school which will form part of the financial contributions towards education.
7. The development of the site should include a small convenience store of not more than 400sq.m. gross.
8. The vast majority of the site lies within Flood Zone 1 with very small parts of the site on the northern periphery falling within Flood Zone 3. Housing will not be acceptable within Flood Zone 3.
9. Residual surface water should drain into the river Wyre at Ramper Pot. Contributions towards the replacement of the tidal outfall will be required.
10. Raikes Farmhouse, a Grade II listed building is located off Raikes Road adjacent to the site. To mitigate any impact on the setting of the listed building the current tree screening to the eastern edge of Raikes Road should be protected and strengthened. Further, the use of appropriate building mass within the setting of the listed building would further minimise any negative impact.
11. A number of Public Rights of Way and a Bridleway lie on the southern and eastern boundaries of the site east of Raikes Road.
12. There is an area of unknown landfill within the site. Completion of appropriate ground investigation work is necessary to establish the extent of any ground contamination and whether any mitigation measures are required.
13. The site contains overhead electricity infrastructure, including pylons. Statutory safety clearances between overhead lines, the ground, and built structures should not be infringed. A telecommunications mast lies east of Raikes Road.

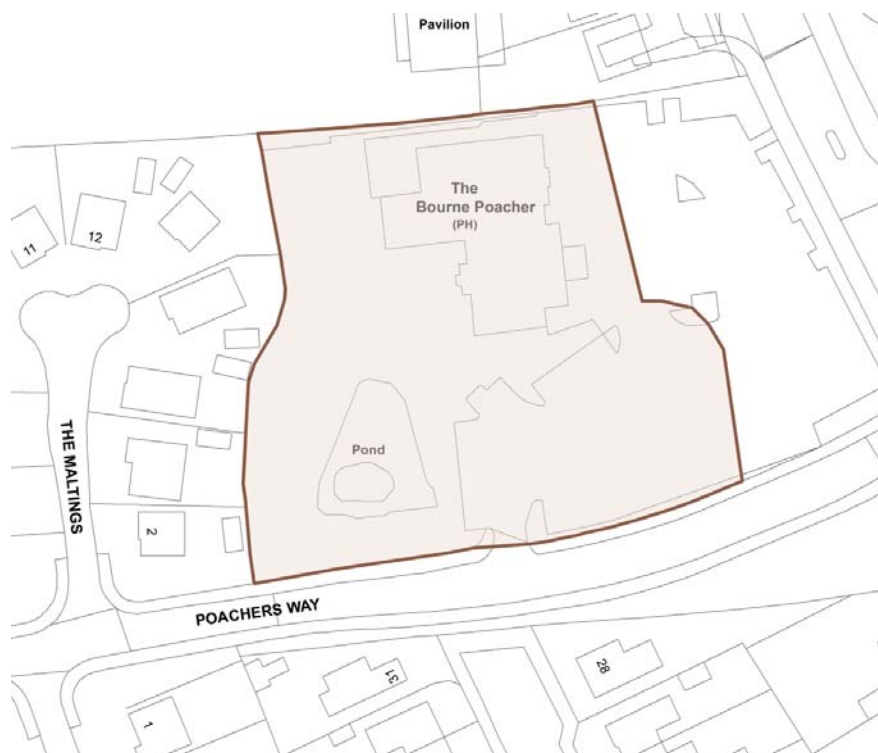
Site SA1/3 – Land between Fleetwood Road North and Pheasant Wood, Thornton



Site Area:	8.48 Hectares
Use:	Housing
Site Capacity:	153 dwellings
Housing Delivery:	The site is expected to be fully delivered within the Plan period.
Site Description	
The site comprises open land which has a raised topography towards the centre of the site. The land is used for grazing on an agricultural tenancy.	
Key Development Considerations	
<ol style="list-style-type: none"> 1. This site is to be brought forward in line with a masterplan to be produced covering the whole of the site. The masterplan must be agreed by the local planning authority prior to the granting of planning permission for any part of the site. 2. The development should be supported by a landscape and green infrastructure framework incorporating structured tree planting, on-site open space to include formal and informal play and pedestrian and cycle connectivity within and outside the site. 3. The design of the development should provide an ‘organic’ extension to the town. It should utilise important key vistas into the adjoining open countryside and provide a rural transition zone between the development and the wider countryside. Particular attention should be given to the nature and quality of boundary treatments. 	

4. The majority of the site lies in Flood Zone 1; however parts of the western and southern boundaries lie within Flood Zones 2 and 3. No development will be permitted within Flood Zone 2 or 3.
5. Residual surface water should drain into the river Wyre via Springfield watercourse.
6. Springfield watercourse is designated as a Main River therefore the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the top of the bank of the watercourse. An open space buffer should be provided to protect the watercourse from detrimental impacts.
7. The site does not have any nature conservation designations; however the northern boundary abuts a Biological Heritage Site (BHS). Potential ecological impacts on the BHS and due to the greenfield nature of the site and important features such as watercourses and hedgerows, should be considered. Mitigation measures for any adverse impact on the ecological value of the site and the adjoining watercourse and BHS including habitat loss should be met in the local area.
8. There is evidence of archaeological interest and as such any development should be informed by an appropriate survey to determine the nature of this interest, its importance and need for any mitigation measures.
9. A closed landfill site (Burnhall 1960 – 1973), previously used for the deposit of household waste, straddles the northern boundary. It will be necessary to undertake appropriate ground investigation work to establish the nature of the ground conditions, identify the presence of landfill gas, establish the extent of any ground contamination and to establish whether or not mitigation measures are required. A watching brief during development of the site will be necessary.

Site SA1/4 – Bourne Poacher, Thornton



Site Area:	0.47 Hectares
Use:	Housing
Site Capacity:	42 dwellings
Housing Delivery:	The site is expected to be fully delivered within the Plan period. It is part of a full planning permission (16/00853) for 42 sheltered flats and retail unit (not part of the allocation).

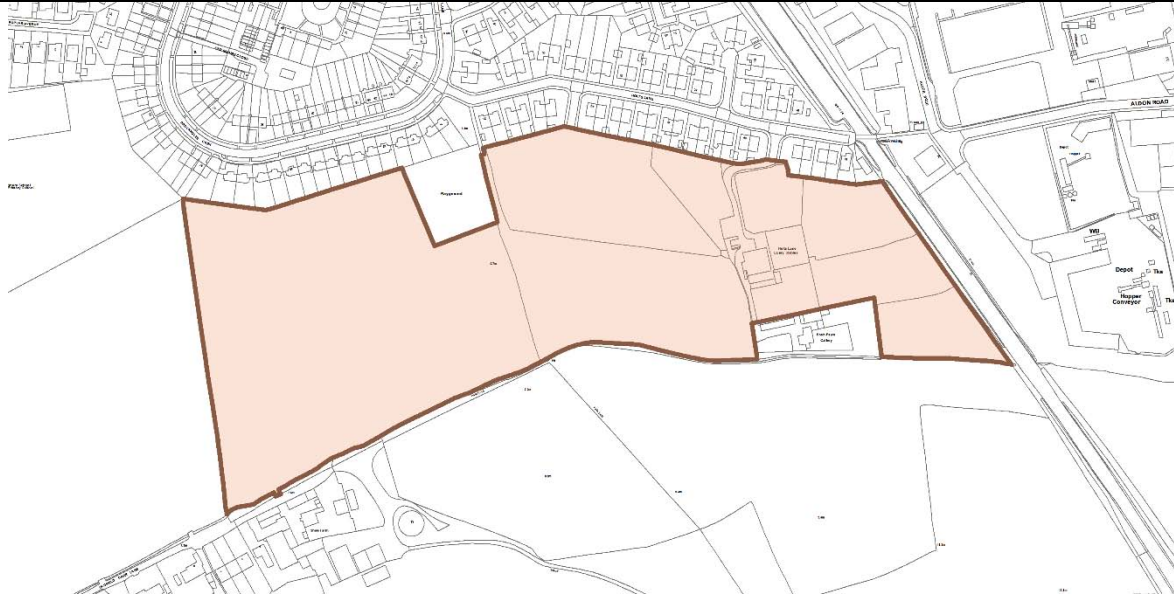
Site Description

The site of a vacant public house and associated car park situated in a residential area on the northwest corner of the junction between Poachers Way and Fleetwood Road North.

Key Development Consideration

1. The site lies in Flood Zone 2 and 3 and is subject to a high water table. The FRA requirements accompanying planning permission 16/00853 will apply to any subsequent permission
2. The site does not have any nature conservation designations; however regard should be had to the presence of a bat roost in associated with the vacant pub.
3. Part of the western boundary is occupied by a stand of trees subject to a Tree Preservation Order.
4. The development should be supported by a landscape and green infrastructure framework incorporating structured tree planting, on-site open space, formal and informal play and pedestrian and cycle connectivity within and outside the site.

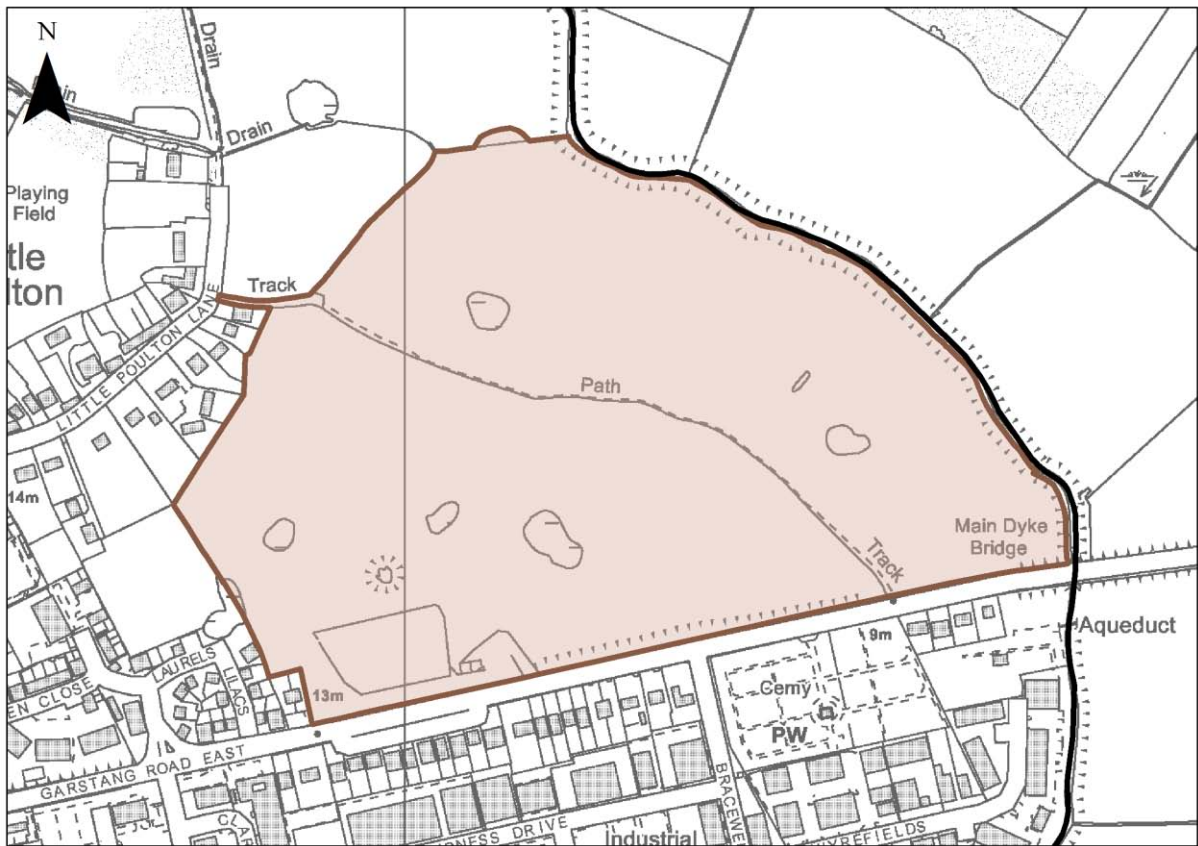
Site SA1/5 – South East Poulton-le-Fylde



Site Area:	7.83 Hectares
Use:	Housing
Site Capacity:	236 dwellings
Housing Delivery:	<p>The site is expected to be fully delivered within the plan period.</p> <p>One parcel is the subject of an outline planning application (16/00742) for 108 dwellings (106 dwellings net) which has a resolution to approve subject to the signing of a S106 agreement. A second and separate parcel has outline planning permission for 130 dwellings (16/01043).</p>
<p>Site Description</p> <p>The site comprises agricultural land to the south east of Poulton-le-Fylde. A watercourse runs in a west/east direction along the southern boundary whilst the Manchester to Blackpool railway line runs along the eastern boundary of the site.</p>	
<p>Key Development Considerations</p> <ol style="list-style-type: none"> 1. This site is to be brought forward in line with a masterplan to be produced covering the whole of the site. The masterplan must be agreed by the local planning authority prior to the granting of planning permission for any part of the site. 2. The development should be supported by a landscape and green infrastructure framework incorporating existing landscape features and providing on-site open space incorporating formal and informal play and pedestrian and cycle connectivity within and outside the site. 3. The design of the development should provide an 'organic' extension to the town. It should utilise important key vistas into the adjoining open countryside and provide a rural transition zone between the development and the wider countryside. Particular attention should be given to the nature and quality of boundary treatments. 	

4. The site lies primarily in Flood Zone 1. An FRA will be required.
5. Residual surface water run-off should drain into the river Wyre via Oldfield Carr Lane watercourse, Main Drain and Skippool Creek. Improvements to Oldfield Carr Lane watercourse may be required. The Main Drain tidal flap will need replacing and contributions towards its replacement will be required.
6. The Oldfield Carr Lane watercourse is designated as a Main River therefore the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the top of the bank of the watercourse. An open space buffer should be provided to protect the watercourse from detrimental impacts.
7. A number of sewers cross the site one of which is a pressurised trunk main. An appropriate easement will need to be applied to any sewerage/water assets located within the site. (This is on this site and not on whole site to the south)
8. Contribution will be required towards delivery of the Poulton-le-Fylde Highway Mitigation Strategy in Appendix C.
9. The site does not have any nature conservation designations. Potential ecological impacts should be considered due to the greenfield nature of the site, the presence of Oldfield Carr Lane watercourse and features such as trees and hedgerows. Mitigation measures for any adverse impact on the ecological value of the site including habitat loss should be met in the local area.
10. The Manchester to Blackpool via Preston and Poulton-le-Fylde railway line runs along eastern edge of the site the electrification of which will be completed in 2018.
11. Consideration should be given to the provision of a foot bridge from the site over the railway into the adjacent Poulton Industrial Estate.
12. A National Grid High Pressure Gas Pipeline runs along the eastern boundary. An appropriate set-back distance will be necessary and regard should be had to advice from the Health and Safety Executive regarding consultation zone distances and development sensitivity levels.
13. The Public Right of Way 02-02-05 crosses the site on a north south axis and another 02-02-06 lies along a section of the southern boundary.

Site SA1/6 – Land at Garstang Road, Poulton-le-Fylde



Site Area:	24.8 Hectares
Use:	Housing
Site Capacity:	516 dwellings
Housing Delivery:	The site is expected to be fully delivered within the Plan period. It has full planning permission for 516 dwellings (15/00298).

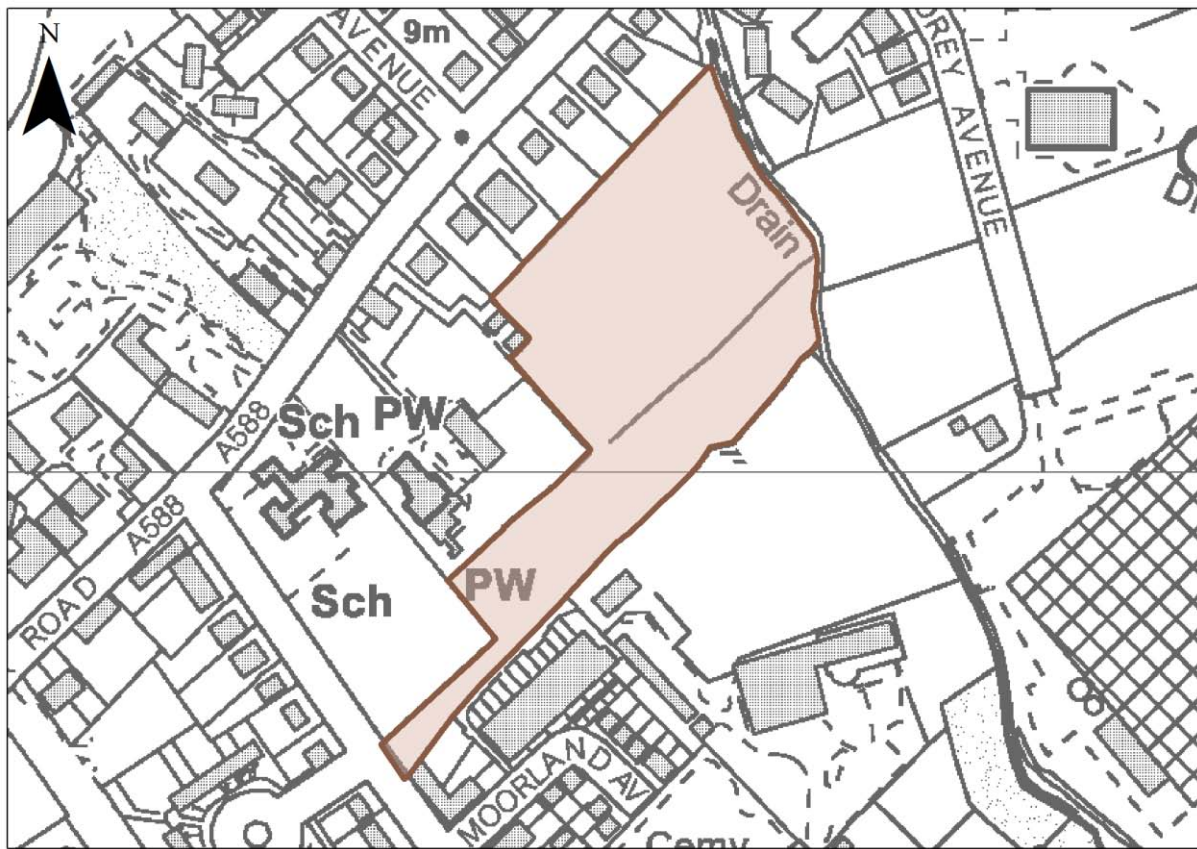
Site Description

The site comprises two agricultural fields divided by a hedge. Main Dyke forms the eastern boundary. The site gently slopes up to the centre from Garstang Road East and Little Poulton Lane, with steeper gradient sections to the south-east and to the north. It includes scattered trees, hedgerows, ditches and ponds/ pools.

Key Development Considerations

1. This site is to be brought forward in line with a masterplan to be produced covering the whole of the site. The masterplan must be agreed by the local planning authority prior to the granting of planning permission for any part of the site.
2. The development should be supported by a landscape and green infrastructure framework incorporating structured tree planting, on-site open space, formal and informal play and pedestrian and cycle connectivity within and outside the site.
3. The design of the development should provide an 'organic' extension to the town. It should utilise important key vistas into the adjoining open countryside and provide a rural transition zone between the development and the wider countryside. Particular attention should be given to the nature and quality of boundary treatments.
4. Off-site road junction improvements will be required including at Moorland Road/A586, Hardhorn Road/A586, Moorland Road/Breck Road, and Moorland Road/Little Poulton Lane.
5. The site does not have any nature conservation designations. Potential ecological impacts should be considered due to the greenfield nature of the site and important features such as ponds, hedgerows and trees and the presence of Main Dyke which runs along the eastern boundary. Mitigation measures for any adverse impact on the ecological value of the site and the adjoining brook including habitat loss should be met in the local area.
6. The majority of the site lies within Flood Zone 1 apart from a strip of land along the eastern boundary which lies within Flood Zone 3. No housing will be permitted within Flood Zone 3. Residual surface water should drain towards Main Dyke through natural features, surface SUDs and open space and into the river Wyre. Financial contributions will be required towards improvement of the tidal flap at Skippool.
7. Main Dyke along the eastern boundary is a designated Main River. The prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the top of the bank of the watercourse.
8. The site is crossed by public sewers and a 6.6kV electricity cable running along the NW perimeter of the site.
9. The site includes areas of infilled ground associated with former ponds. .
10. There is the potential for archaeological interest with the site which is required to be investigated prior to development.
11. Two public rights of way, 02-02-02 and 02-02-03, cross the site.

Site SA1/7 – Land off Moorland Road, Poulton-le-Fylde

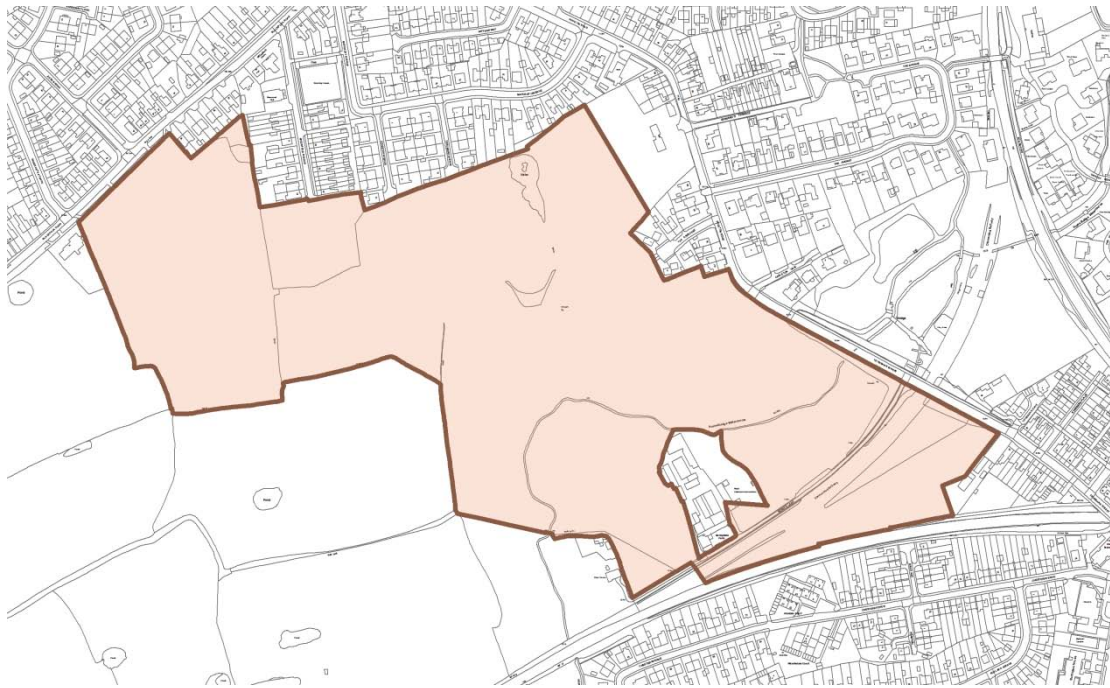


Site Area:	1.94 Hectares
Use:	Housing
Site Capacity:	48 dwellings
Housing Delivery:	The site is expected to be fully delivered within the Plan period. It has reserved matters planning permission for 48 dwellings (16/00659)
Site Description	
<p>The site comprises two fields and a small area of amenity grass land with a narrow access from Moorland Road. It includes two former air raid shelters. Land within the north-east portion of the site is gently undulating and falls away towards the watercourse along the north-east boundary.</p>	
Key Development Considerations	
<ol style="list-style-type: none"> 1. Access is to be obtained via Moorland Road and will require off site works on Moorland Road and Moorland Road/Breck Road junction. 2. The site lies primarily in Flood Zone 1 apart from an area of land along the north western boundary which lies within an area of Flood Zone 3. No housing will be permitted within Flood Zone 3. Residual surface water should drain into the river Wyre via Skippool Creek through natural features, surface SUDs and open space. Financial 	

contributions will be required towards replacement of the tidal flap at Skippool.

3. The Former Chapel of St John, Poulton-le-Fylde, and the Manor, Moorland Road, Poulton-le-Fylde are Grade II listed building that lie directly adjacent the site.
4. The site does not have any nature conservation designations. Potential ecological impacts should be considered due to the greenfield nature of the site and important features such as hedgerows and trees. Emergence bat surveys will be required with regards to former air raid shelters and trees
5. The site lies within 250m of infilled ground of unknown origin. Completion of appropriate ground investigation work to establish the extent of any ground contamination and whether any mitigation measures are required. Gas monitoring will be required and gas protection measures put in place as necessary. A watching brief during development of the site will be necessary.
6. The development should be supported by a landscape and green infrastructure framework incorporating structured tree planting, on-site open space, formal and informal play and pedestrian and cycle connectivity within and outside the site.

Site SA1/8 – South of Blackpool Road, Poulton-le-Fylde

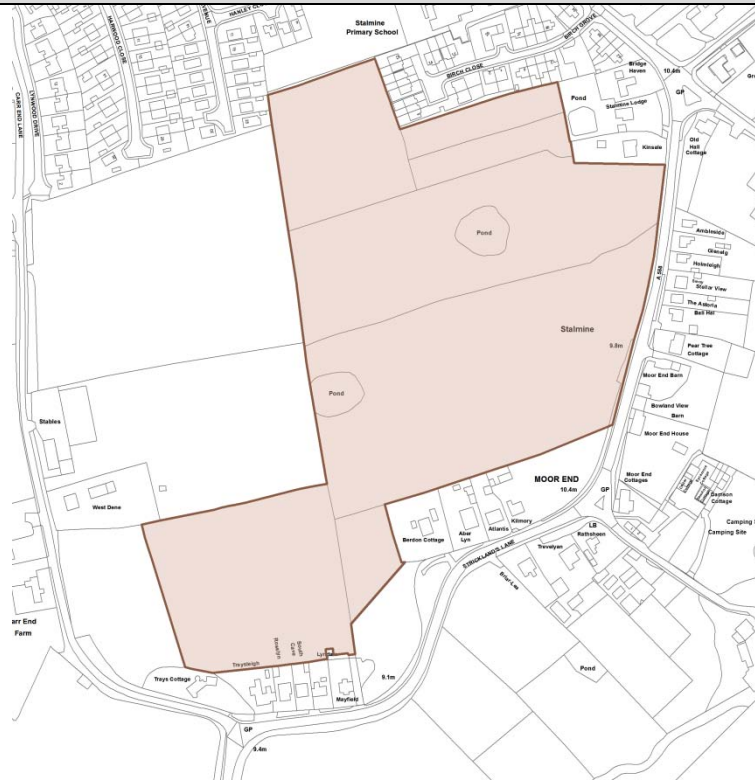


Site Area:	19.54 Hectares
Use:	Housing
Site Capacity:	154 dwellings
Housing Delivery:	The site is expected to be delivered fully within the plan period.
<p>Site Description</p> <p>The site comprises primarily agricultural land situated to the north west of Poulton-le-Fylde town centre. Horsebridge dyke runs through the south eastern part of the site. The Preston to Blackpool railway line runs along the southern boundary of the site whilst a dismantled rail line runs through the south eastern corner of the site.</p>	
<p>Key Development Considerations</p> <ol style="list-style-type: none"> 1. This site is to be brought forward in line with a masterplan to be produced covering the whole of the allocation. The masterplan must be agreed by the Council prior to the granting of planning permission for any part of the site. 2. The development should be supported by a landscape and green infrastructure framework incorporating structured tree planting, on-site open space incorporating formal and informal play and pedestrian and cycle connectivity within and outside the site. Incorporate landscape features such as ponds, hedgerows and watercourses. 3. The design of the development should provide an ‘organic’ extension to the town in this large area of undeveloped land within the town. Particular attention should be given to the nature and quality of boundary treatments. 4. Potential ecological impacts should be considered due to the greenfield nature of the site and features such as ponds, watercourses and hedgerows. Mitigation measures for any adverse impact on the ecological value of the site including habitat loss 	

should be met in the local area.

5. The site lies primarily in Flood Zone 1 with parts in Flood Zones 3 and 2 along the Horse Bridge water course running through the south eastern part of the site. Housing will not be permitted within Flood Zone 2 or 3.
6. Residual surface water should drain to Skippool Creek via Horsebridge Dyke. A financial contribution towards replacement of the tidal flap at Skippool will be required.
7. Horse Bridge Dyke is a designated Main River. The prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the top of the bank of the watercourse. An open space buffer should be provided to protect the watercourse from detrimental impacts.
8. The development should make land available for a new primary school which will form part of the financial contributions towards education.
9. Contribute to the delivery of the Poulton-le-Fylde Highway Mitigation Strategy including the provision of a town centre car park on the site, (See Appendix C).
10. A Public Right of Way – FP 02-02-13 - crosses the site on an east/west axis.
11. The Manchester to Blackpool via Preston and Poulton-le-Fylde railway line runs along the southern boundary of the site. Electrification of the railway line will be completed in 2018.

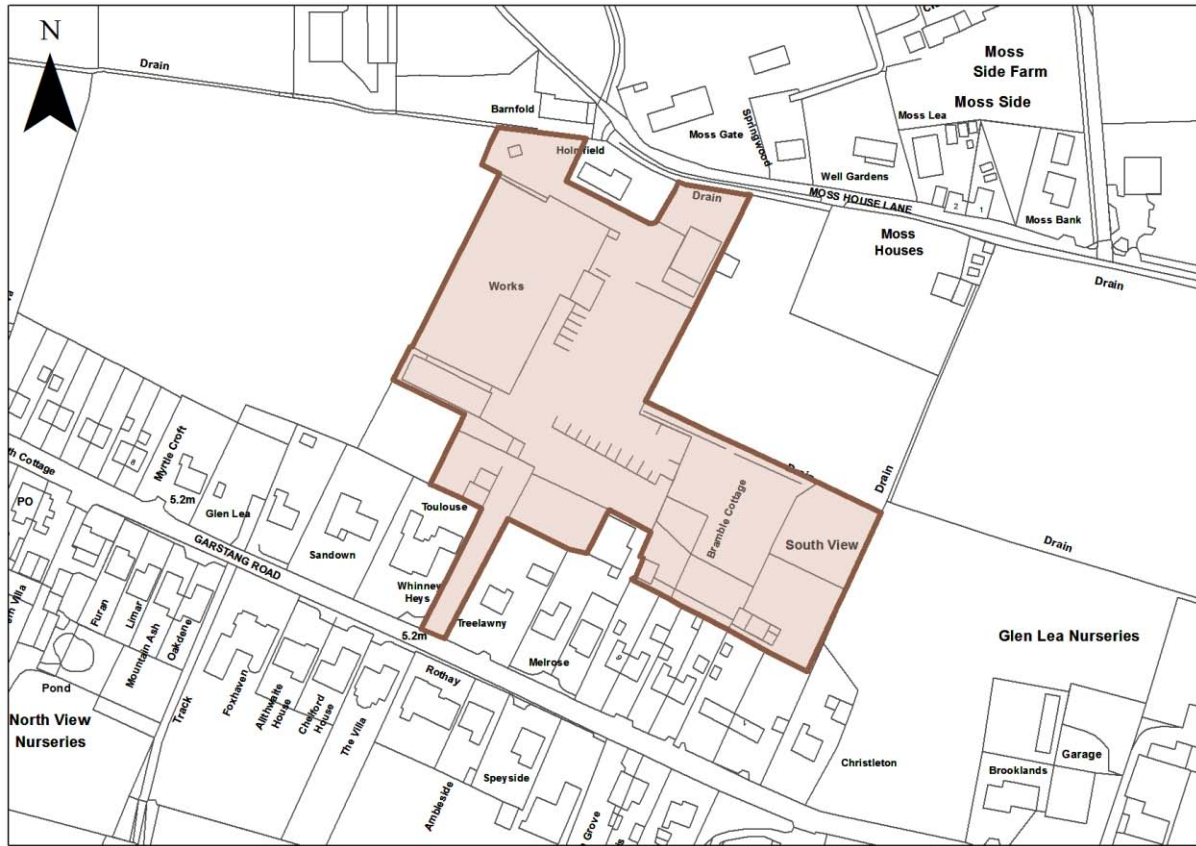
Site SA1/9 – South Stalmine, Stalmine



Site Area:	8.10 hectares
Use:	Housing
Site Capacity:	162 dwellings
Housing Delivery:	The site is expected to be fully delivered within the Plan period. Part of the site has reserved matters planning permission for 77 dwellings (17/00026).
Site Description	
A generally level area of agricultural fields containing a number of hedgerows and trees, a small wooded area and two ponds.	
Key Development Considerations	
<ol style="list-style-type: none"> 1. This site is to be brought forward in line with a masterplan to be produced covering the whole of the site. The masterplan must be agreed by the local planning authority prior to the granting of planning permission for any part of the site. 2. The development should be supported by a landscape and green infrastructure framework incorporating structured tree planting, on-site open space to include formal and informal play and pedestrian and cycle connectivity within and outside the site. 3. The design of the development should provide an 'organic' extension to the village. It should utilise important key vistas into the adjoining open countryside and provide a rural transition zone between the development and the wider countryside. Particular attention should be given to the nature and quality of boundary treatments. 	

4. The site lies in Flood Zone 1. Residual surface water must drain south into the River Wyre via Wardleys Pool watercourse, mimicking natural drainage and using natural features and surface SUDs. Some improvements may be required to existing water courses. A financial contribution for the replacement of Wardleys Pool tidal flap will be required. The development should not drain to the culvert under Stricklands Lane.
5. The site does not have any nature conservation designations. Potential ecological impacts should be considered due to the greenfield nature of the site and important features such as trees, woodland, hedgerows and ponds. Mitigation measures for any adverse impact on the ecological value of the site and the pond including habitat loss should be met in the local area.
6. The woodland in the north eastern section of the site is covered by a tree preservation order.
7. The Development should make land available for a new primary school or extension to the existing primary school including car parking provision, if required; this will form part of the financial contribution towards education.
8. The site contains electricity and telephone overhead infrastructure including powerlines and pylons.

Site SA1/10 – North of Garstang Road, Pilling

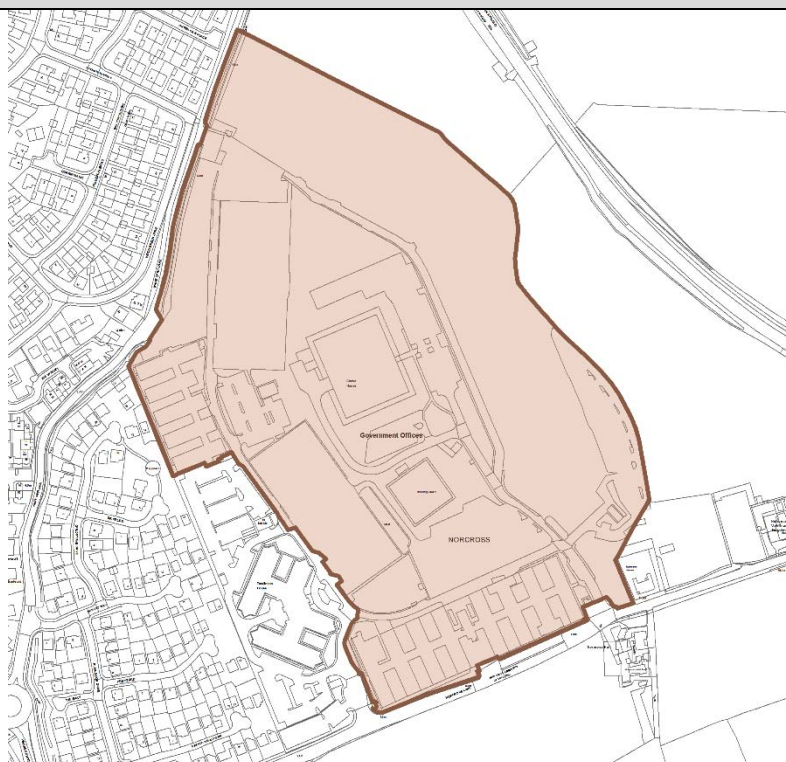


Site Area:	1.69 Hectares
Use:	Housing
Site Capacity:	40 dwellings
Housing Delivery:	The site is expected to be fully delivered within the Plan period. It has outline planning permission for 40 dwellings (14/00526).
Site Description	
A level site which has been used as a concrete works and contains a number of vacant single storey industrial units and areas of hardstanding. Hedgerows exist along some parts of the boundary and there is a small grassed area in the south west of the site.	
Key Development Considerations	
<ol style="list-style-type: none"> 1. Completion of appropriate ground investigation work to establish the extent of any ground contamination including from asbestos and whether any mitigation measures are required due the previous use as concrete works. There is a low/moderate risk of ground gas generation and a watching brief during development of the site will be necessary. 2. Deep piled foundations (or deep trench) to competent bearing strata may be needed. 3. The site lies in Flood Zone 3. An FRA is required and the results used to take a sequential approach to site layout. Finished floor levels must be above the undefended 	

flood level plus an allowance for climate change for the life of the development.

4. Residual surface water should drain into the existing system and into Morecambe Bay via Broad Fleet Drain.
5. The site does not have any nature conservation designations. Potential impact on local bat population should be investigated.
6. A United Utilities public sewer crosses this site and no building over it will be permitted. A three metres strip on either side of the centre line of the sewer is required for maintenance or replacement.
7. A public right of way (2-21-FP 30) passes through the site on a south/north axis.
8. The development should be supported by a landscape and green infrastructure framework incorporating structured tree planting, on-site open space, formal and informal play and pedestrian and cycle connectivity within and outside the site.

Site SA1/11 – North of Norcross Lane, Norcross



Site Area:	12.88 Hectares
Use:	Housing
Housing Capacity:	338 dwellings
Site Delivery:	The site is expected to contribute 295 dwellings to the housing land supply within the plan period. Part of the site benefits from outline planning permission for mix residential, employment and retail. (Planning reference 13/00200/OULMAJ). Implementation of the retail elements of the outline permission should contribute toward the overall viability of the site.

Site Description

This is a previously developed site formerly used as offices by different Government departments. Most of the site is cleared apart from Clarke House. The site excluding Clarke House has outline planning permission for residential and employment uses and retail uses.

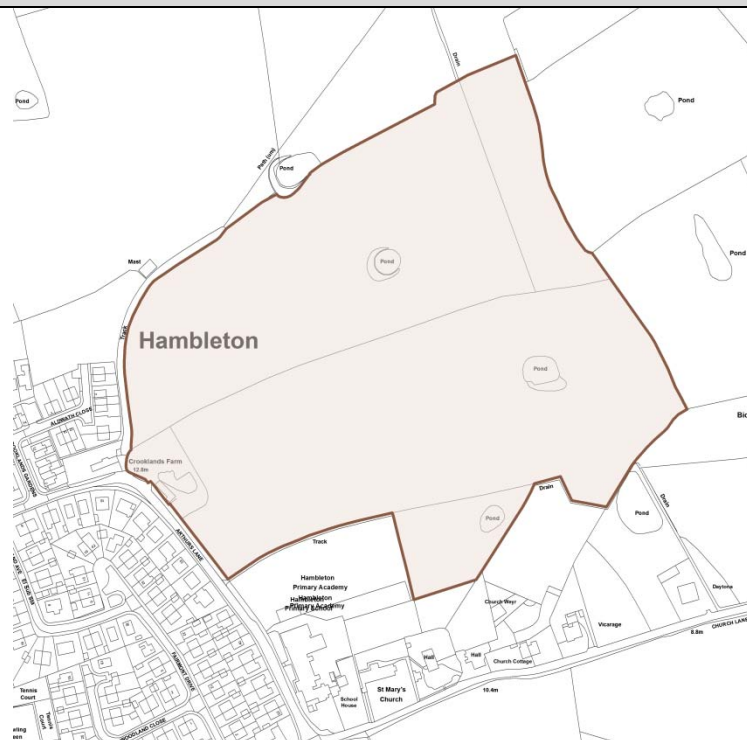
Key Development Consideration

1. This site should be brought forward in line with a masterplan to be produced covering the whole of the site. The masterplan must be agreed by the local planning authority prior to the granting of planning permission for any part of the site.
2. The development should be supported by a landscape and green infrastructure framework incorporating structured tree planting, on-site open space to include formal and informal play and pedestrian and cycle connectivity within and outside the site. Utilise important key vistas into the adjoining Green Belt and providing an appropriate

boundary between the development and the adjoining Green Belt.

3. The site lies primarily in Flood Zone 1 apart from small parts in the north-west periphery which lie in Flood Zones 2 and 3. Housing will not be acceptable within Flood Zones 2 and 3.
4. Residual surface water should drain into the river Wyre via Royles Brook at White Carr Lane. Drainage into Royles Brook should be via SUDs system on adjoining Green Belt land.
5. A new access onto Norcross Lane will be required.
6. The site does not have any nature conservation designations. Potential ecological impacts should be considered. Mitigation measures for any adverse impact on the ecological value of the site should be met in the local area.

Site SA1/12 – Land at Arthurs Lane, Hambleton



Site Area:	10.78 Hectares
Use:	Housing
Housing Capacity:	165 dwellings
Site Delivery:	The site is expected to be fully delivered within the Plan period. It is subject to a resolution to grant outline planning permission for up to 165 dwellings (16/00217) subject to the signing of a S106 agreement.

Site Description

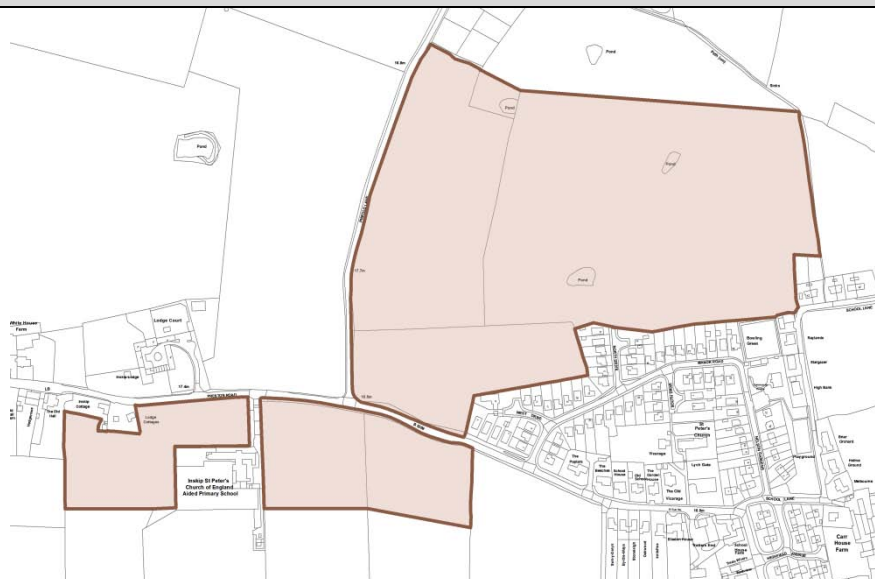
The site comprises undulating agricultural land intersected by hedgerows and containing a number of ponds.

Key Development Considerations

1. This site is to be brought forward in line with a masterplan to be produced covering the whole of the site. The masterplan must be agreed by the local planning authority prior to the granting of planning permission for any part of the site.
2. The development should be supported by a landscape and green infrastructure framework incorporating structured tree planting, on-site open space to include formal and informal play and pedestrian and cycle connectivity within and outside the site. The development should include areas of open space between existing and new development to avoid creating extensive built areas.

3. The design of the development should provide an 'organic' extension to the village. It should utilise important key vistas into the adjoining open countryside and provide a rural transition zone between the development and the wider countryside. Particular attention should be given to the nature and quality of boundary treatments.
4. The site lies within Flood Zone 1. Residual surface water should drain to the river Wyre via Wardleys Pool. Improvements to water courses will be necessary. A financial contribution towards replacement of Wardleys Pool tidal flap will be required.
5. The Development should make land available for a new primary school or extension to the existing primary school, if required; this will form part of the financial contribution towards education.
6. The site does not have any nature conservation designations but it lies close to Wyre Estuary Site of Special Scientific Interest, Ramsar Site and Special Protection Area. Potential ecological impacts should be considered due to the greenfield nature of the site and important features such as hedgerows, trees and ponds. Mitigation measures for any adverse impact on the ecological value of the site including habitat loss should be met in the local area. A project level Habitat Regulation Assessment due to the proximity of Wyre Estuary Special Protection Area may be required.
7. A Public Right Of Way (2-14-FP 8) from Arthurs Lane follows part of the north western boundary of the site.
8. Telecommunication and power transmission infrastructure are present within or adjacent to the site.

Site SA1/13 – Inskip Extension



Site Area:	17.79 Hectares
Use:	Housing
Site Capacity:	255 dwellings
Housing Delivery:	The whole site is expected to be fully delivered within the Plan period. Part of the site has outline planning permission (16/00481) for 55 dwellings and a village shop and forms part of the total site capacity.

Site Description

The allocation consists of three parcels of agricultural land in a flat topography –to the west of the village.

Key Development Considerations

1. The three parcels should be considered as a single site to be brought forward in line with a masterplan to be produced covering the whole allocation. The masterplan must be agreed by the local planning authority prior to the granting of planning permission for any part of the site. The land directly east of the existing school should only be used for the creation of a village green, whilst the land immediately to the west of the school should only be used for an extension to the primary school.
2. The development should be supported by a landscape and green infrastructure framework incorporating structured tree planting, on-site open space, formal and informal play and pedestrian and cycle connectivity within and outside the site.
3. The design of the development should provide an 'organic' extension to the village. It should utilise important key vistas into the adjoining open countryside and provide a rural transition zone between the development and the wider countryside. Particular attention should be given to the nature and quality of boundary treatments.

4. The site lies in Flood Zone 1. Residual surface water should drain to Inskip Brook.
5. Inskip Brook is a designated Main River. The prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the top of the bank of the watercourse.
6. A project level Habitat Regulation Assessment (HRA) may be required.
7. The Development should make land available for a new primary school or extension to the existing primary school; this will form part of the financial contribution towards education
8. The development of the site should include a small convenience store of not more than 400sq.m. gross, and enhanced community facilities if necessary.
9. The site does not have any nature conservation designations. Potential ecological impacts should be considered due to the greenfield nature of the site and features such as hedgerows, ponds and the watercourse on the boundary of one of the parcels. Mitigation measures for habitat loss should be met in the local area
10. Parts of the site are designated as a Mineral Safeguarding Area.
11. Although the site does not contain known heritage assets it may contain archaeological findings.

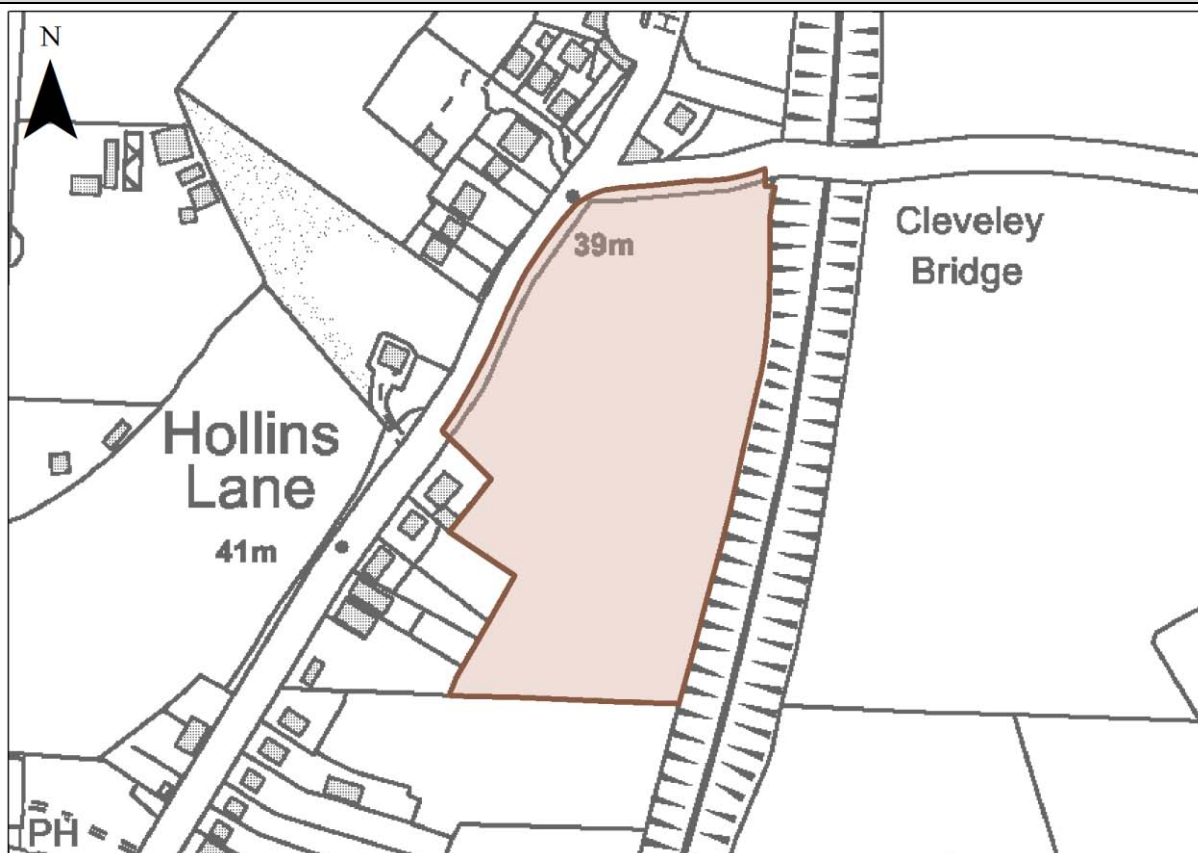
Site SA1/14 – North of New Holly Hotel and Bodkin Cottage, Hollins Lane



Site Area:	2.13 Hectares
Use:	Housing
Site Capacity:	38 dwellings
Housing Delivery:	The site is expected to be fully delivered within the Plan period. The site frontages on the A6 and Hollins Lane have outline planning permission for 19 dwellings in total (15/00450).
Site Description	
This site is located to the west side of Hollins Lane and the east side of the A6 Preston Lancaster Road. It comprises pasture land bordered by hedges and trees. The field falls away towards the A6 highway to the west and north-west boundary.	
Key Development Considerations	
<ol style="list-style-type: none"> 1. The site is located entirely within Flood Zone 1. 2. Residual surface water should drain south to Laburnum nurseries and into the canal. A new drain under the A6 may be required. 3. The site does not have any nature conservation designations. Potential ecological impacts should be considered due to the greenfield nature of the site and important features such as hedgerows and trees. Mitigation measures for habitat loss should be met in the local area. 4. The development should be supported by a landscape and green infrastructure framework incorporating structured tree planting, on-site open space, formal and informal play and pedestrian and cycle connectivity within and outside the site. 	

5. The design of the development should provide an 'organic' extension to the village. It should utilise important key vistas into the adjoining open countryside and provide a rural transition zone between the development and the wider countryside. Particular attention should be given to the nature and quality of boundary treatments.

Site SA1/15 – Land East of Hollins Lane, Hollins Lane



Site Area:	2.47 Hectares
Use:	Housing
Site Capacity:	51 dwellings
Housing Delivery:	The site is expected to be fully delivered within the Plan period. The site frontage on Hollins Lane has outline planning permission (15/00968) for eight dwellings.

Site Description

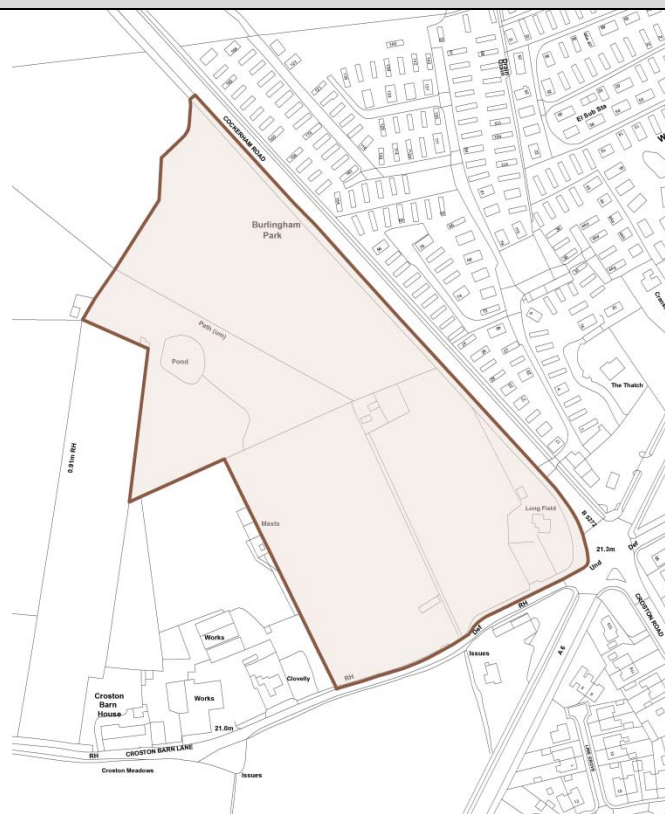
The site comprises undulating agricultural grazing land gently rising from Hollins Lane in the west towards the line of the railway to the east.

Key Development Considerations

1. This site is to be brought forward in line with a masterplan to be produced covering the whole of the site. The masterplan must be agreed by the local planning authority prior to the granting of planning permission for any part of the site.
2. The development should be supported by a landscape and green infrastructure framework incorporating structured tree planting, on-site open space to include formal and informal play and pedestrian and cycle connectivity within and outside the site.

3. The design of the development should provide an 'organic' extension to the village. It should utilise important key vistas into the adjoining open countryside and provide a rural transition zone between the development and the wider countryside. Particular attention should be given to the nature and quality of boundary treatments.
4. The site lies within Flood Zone 1. Residual surface water should drain to towards Laburnum nurseries and into the canal.
5. A contribution towards highway improvements along Hollins Lane is likely to be required.
6. A number of trees are located within the boundary hedgerows are the subject of a Tree Preservation Order (reference 003/2016).
7. The site is not covered by any nature conservation designations. Potential ecological impacts should be considered due to the greenfield nature of the site and important features such as hedgerows and trees. Mitigation measures for habitat loss should be met in the local area.
8. The site lies adjacent to the West Coast Main Line which sits in a cutting forming the eastern boundary of the site. Regard should be had to the asset protection requirements of Network Rail, including the need for a Risk Assessment and Method Statement (RAMS) once any proposal has entered the development and construction phase for all works to be undertaken within 10m of the operational railway.

Site SA1/16 – West of Cockerham Road, Garstang



Site Area:	5.81 Hectares
Use:	Housing
Site Capacity:	100 dwellings
Housing Delivery:	The site is expected to be fully delivered within the Plan period.

Site Description

The site is located on the north western edge of Garstang and largely comprises a series of undeveloped fields, within a flat topography and bounded by hedgerows and trees. The site is located on a 5-way junction through which passes the route of the A6.

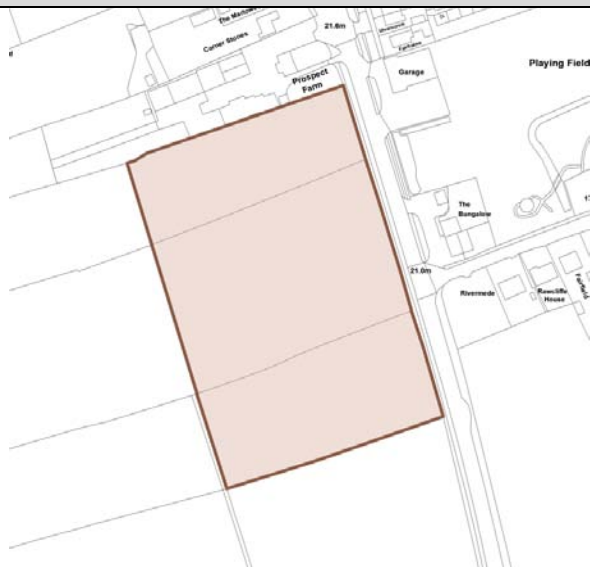
Key Development Consideration

1. The site should be brought forward in line with a masterplan to be produced covering the whole allocation. The masterplan must be agreed by the local planning authority prior to the granting of planning permission for any part of the site.
2. The development should be supported by a landscape and green infrastructure framework incorporating structured tree planting, on-site open space, formal and informal play and pedestrian and cycle connectivity within and outside the site.
3. The design of the development should provide an 'organic' extension to the town. It

should utilise important key vistas into the adjoining open countryside and provide a rural transition zone between the development and the wider countryside. Particular attention should be given to the nature and quality of boundary treatments.

4. The site is in Flood Zone 1. Residual surface water should drain to the river Wyre.
5. The site does not have any nature conservation designations. Potential ecological impacts should be considered due to the greenfield nature of the site and the presence of features such the pond, trees and hedgerows. Mitigation measures for any adverse impact on the ecological value of the site including habitat loss should be met in the local area.
6. Appropriate regard should be had to the presence of telecoms infrastructure and overhead electricity infrastructure adjacent and in proximity to the site.
7. A Public Right of Way (FP10) runs in a north west/south east direction across the site from Croston Barn Lane on the southern boundary of the site and should be incorporated into any future development.
8. The development should make land available for a new primary school which will form part of the financial contributions towards education.
9. A financial contribution towards the Primary Sustainable Transport which includes the improvement of specified junctions in the area and contributions to the A6 Barton to Garstang Sustainable Transport Strategy will be required.

Site SA1/17 – Land South of Prospect Farm, West of the A6, Garstang



Site Area:	2.66 Hectares
Use:	Housing
Site Capacity:	53 dwellings. Owing to restrictions on highway capacity the dwelling capacity of the site is restricted to a maximum of 53 dwellings, unless otherwise agreed with the local planning authority.
Housing Delivery:	The development is expected to be fully delivered within the Plan period.

Site Description

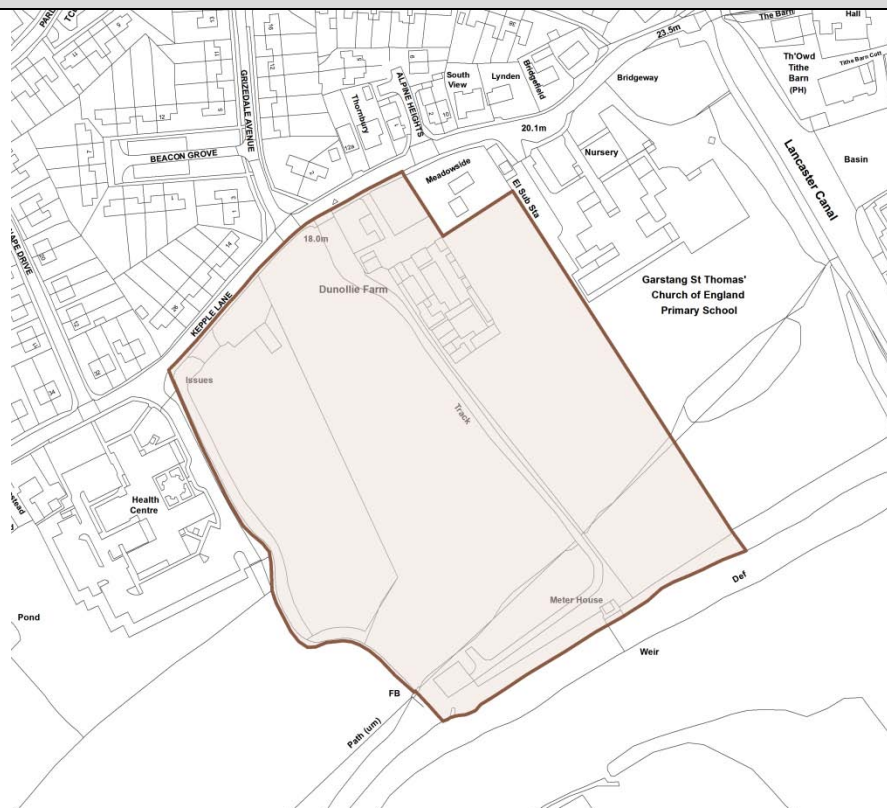
The site comprises open fields in a flat topography to the south west of Garstang off the A6.

Key Development Consideration

1. The site should be brought forward in line with a masterplan to be produced covering the whole of the site. The masterplan must be agreed by the local planning authority prior to the granting of planning permission for any part of the site.
2. The development should be supported by a landscape and green infrastructure framework incorporating structured tree planting, on-site open space, formal and informal play and pedestrian and cycle connectivity within and outside the site.
3. The design of the development should provide an 'organic' extension to the town. It should utilise important key vistas into the adjoining open countryside and provide a rural transition zone between the development and the wider countryside. Particular attention should be given to the nature and quality of boundary treatments.
4. The site is in Flood Zone 1. Residual surface water should drain into the river Wyre via Ains Pool.

5. The site does not have any nature conservation designations. Potential ecological impacts should be considered due to the greenfield nature of the site and the presence of trees and hedgerows. Mitigation measures for any adverse impact on the ecological value of the site including habitat loss should be met in the local area.
6. Improving pedestrian/cycle access to Garstang town centre across the A6 will be required.
7. A financial contribution towards the Primary Sustainable Transport which includes the improvement of specified junctions in the area and contributions to the A6 Barton to Garstang Sustainable Transport Strategy will be required.

Site SA1/18 – South of Kepple Lane, Garstang



Site Area:	4.31 Hectares
Use:	Housing
Housing Capacity:	105 dwellings
Site Delivery:	The site is expected to be fully delivered within the Plan period. Part of the site has an outline planning permission for up to 75 dwellings (14/00053).

Site Description

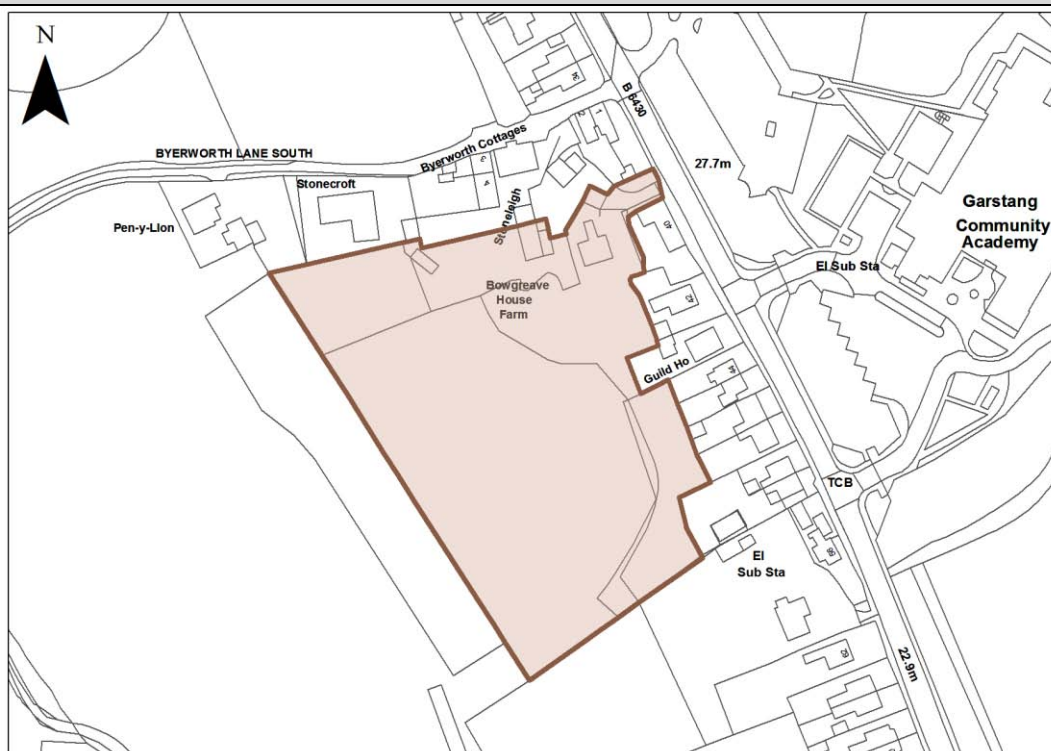
The site comprises a showpersons yard, based around an area of hardstanding, grassland and a farm (farm buildings and field). To the south, the land drops sharply to the River Wyre whilst a local watercourse runs along the western boundary. There are a number of hedgerows and trees within and around the periphery of the site.

Key Development Considerations

1. This site is to be brought forward in line with a masterplan to be produced covering the whole of the allocation. The masterplan must be agreed by the Council prior to the granting of planning permission for any part of the site.
2. Development should be supported by a landscape and green infrastructure framework incorporating structured tree planting, on-site open space to include formal and informal play and pedestrian and cycle connectivity within and outside the site.

3. The design of the development should provide an 'organic' extension to the town. It should utilise important key vistas into the adjoining open countryside and provide a rural transition zone between the development and the wider countryside. Particular attention should be given to the nature and quality of boundary treatments.
4. The site lies predominantly within flood Zone 1. The southern and western parts of the site are within flood zones 2 and 3. No housing will be permitted within Flood Zone 2 or 3.
5. Residual surface water should drain to the River Wyre.
6. The River Wyre along the southern boundary of the site is a designated Main River. The prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the top of the bank of the watercourse. An open space buffer should be provided to protect the watercourse from detrimental impacts.
7. A public sewer runs through the site; No buildings should be erected within 3m of public sewer. An Environment Agency Flow Measurement Station and a United Utilities monitoring unit are present in the south of the site, adjacent to the River Wyre, and any development should ensure that the operation of these facilities is not compromised.
8. The site does not have any nature conservation designations. Potential ecological impacts should be considered due to the greenfield nature of part of the site and important features such as hedgerows, trees and the bank of the river Wyre and the local watercourse. Mitigation measures for any adverse impact on the ecological value of the site and the adjoining brook including habitat loss should be met in the local area.
9. A financial contribution is required towards Primary Sustainable Transport which includes the improvement of specified junctions in the area and contributions to the A6 Barton to Garstang Sustainable Transport Strategy will be required.
10. It will be necessary to undertake appropriate ground investigation work to establish the presence of any ground gas or any ground contamination due to the natural strata or current and former uses and whether or not mitigation measures are required.
11. A Public Right of Way (2-12-FP 11) passes through the south of the site on an SW/NE axis.

Site SA1/19 – Bowgreave House Farm, Bowgreave



Site Area:	1.32 Hectares
Use:	Housing
Site Capacity:	29 dwellings
Housing Delivery:	The site is expected to be fully delivered within the Plan period. It has outline planning permission (15/00040) for 30 dwellings, but also involves the demolition of the farmhouse. Net gain of 29 dwellings.

Site Description

The site comprises a field, with commercial buildings associated with a meat wholesale business and a residential property (Bowgreave House Farm).

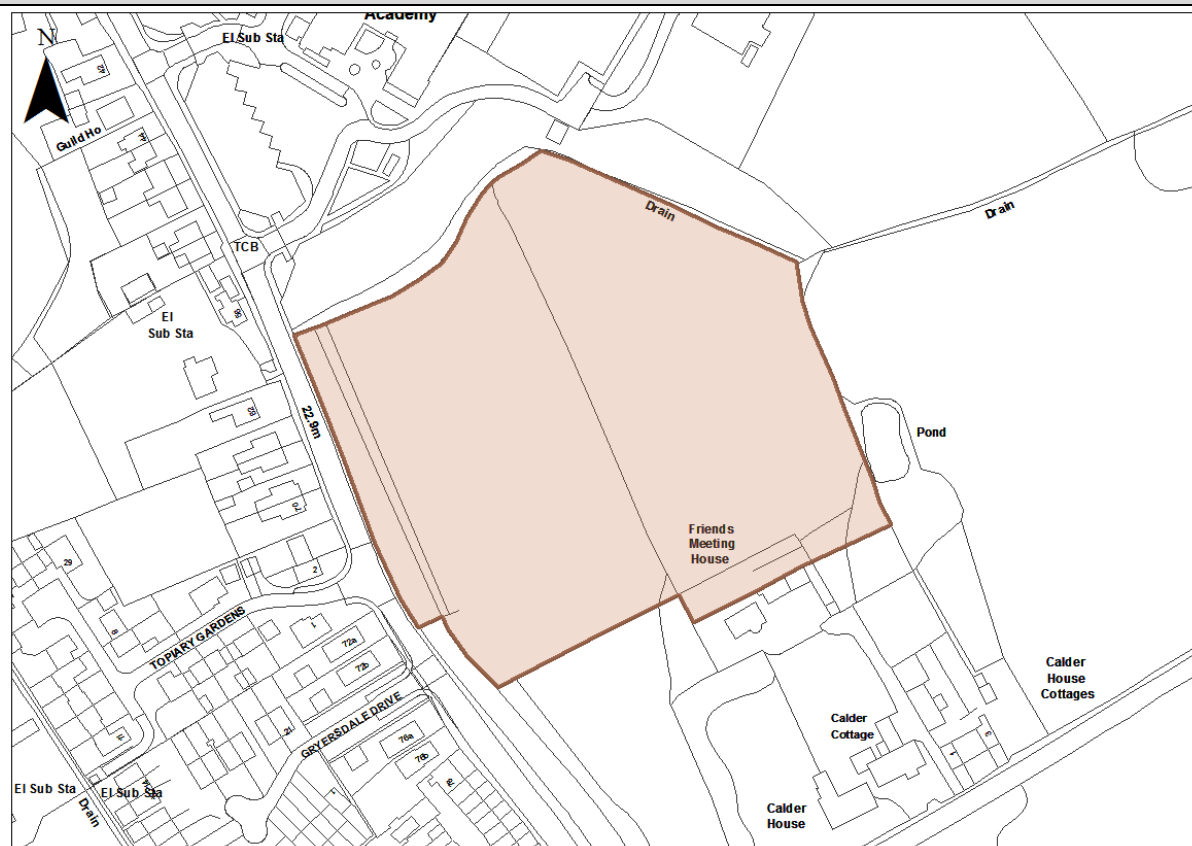
Key Development Considerations

1. The development should be supported by a landscape and green infrastructure framework incorporating structured tree planting, on-site open space, formal and informal play and pedestrian and cycle connectivity within and outside the site.
2. The design of the development should provide an 'organic' extension to the town. It should utilise important key vistas into the adjoining open countryside and provide a rural transition zone between the development and the wider countryside. Particular attention should be given to the nature and quality of boundary treatments.
3. The site lies in Flood Zone 1. Residual surface water should drain to the river Calder

utilising existing features such as ponds/soakaways/watercourse and surface SUDS.

4. In order to achieve appropriate sightlines onto Garstang Road, off-site highway works may be required.
5. A financial contribution is required towards Primary Sustainable Transport which includes the improvement of specified junctions in the area and contributions to the A6 Barton to Garstang Sustainable Transport Strategy.
6. The site includes an areas of made ground and an infilled pond. As such, completion of appropriate ground investigation work is required to establish the extent of any ground contamination and whether mitigation measures are required.
7. The site does not have any nature conservation designations. Potential ecological impacts should be considered due to the greenfield nature of part of the site and features such as hedgerows, trees and ponds. Mitigation measures for any adverse impact on the ecological value of the site including habitat loss should be met in the local area.
8. There are no listed buildings within or adjacent to the site.
9. The site lies along the line of a Roman Road from Preston to Lancaster. Accordingly, appropriate archaeological investigation and, if necessary, mitigation will be required.

Site SA1/20 – Garstang Road, Bowgreave



Site Area:	2.36 Hectares
Use:	Housing
Site Capacity:	46 dwellings
Housing Delivery:	The site is expected to be fully delivered within the Plan period. It is subject to a resolution to grant outline planning permission for 46 dwellings (15/00420) subject to the signing of a S106 agreement.

Site Description

The site comprises rough grassland off Garstang Road south of Garstang Academy and adjacent to the Friends Meeting House, a Grade II Listed Building.

Key Development Consideration

1. The development should be supported by a landscape and green infrastructure framework incorporating structured tree planting, on-site open space, formal and informal play and pedestrian and cycle connectivity within and outside the site.
2. The design of the development should provide an 'organic' extension to the village. It should utilise important key vistas into the adjoining open countryside and provide a rural transition zone between the development and the wider countryside. Particular attention should be given to the nature and quality of boundary treatments.

3. The site is in Flood Zone 1. Residual surface water should drain into the Little Calder. Pumping should only be used as a last resort.
4. The site is within a Source Protection Zone 2 of abstraction boreholes. The development should not impact upon ground water quality.
5. The site does not have any nature conservation designations. Potential ecological impacts should be considered due to the greenfield nature of the site and features such as trees and hedgerows. Mitigation measures for any adverse impact on the ecological value of the site and the adjoining brook including habitat loss should be met in the local area.
6. The site lies to the north of the grade II listed Friends Meeting House accessed from Calder House Lane.
7. Completion of appropriate ground investigation work to establish the extent of any ground contamination and whether any mitigation measures are required due to the presence of a historic burial site associated with the Friends Meeting House and a former timber yard to the west of the site (now redeveloped). A watching brief during development of the site will be necessary. This should include a programme of gas monitoring.
8. A financial contribution is required towards Primary Sustainable Transport which includes the improvement of specified junctions in the area and contributions to the A6 Barton to Garstang Sustainable Transport Strategy will be required.

Site SA1/21 – Land South of Calder House Lane, Bowgreave



Site Area:	3.69 Hectares
Use:	Housing
Site Capacity:	49 dwellings
Housing Delivery:	The site is expected to be fully delivered within the Plan period. It is subject to a resolution to grant outline planning permission for 49 dwellings (15/00928) subject to the signing of a S106 agreement.

Site Description

The site comprises open farmland with a small area of trees off Calder House Lane. The Little Calder River forms the southern boundary.

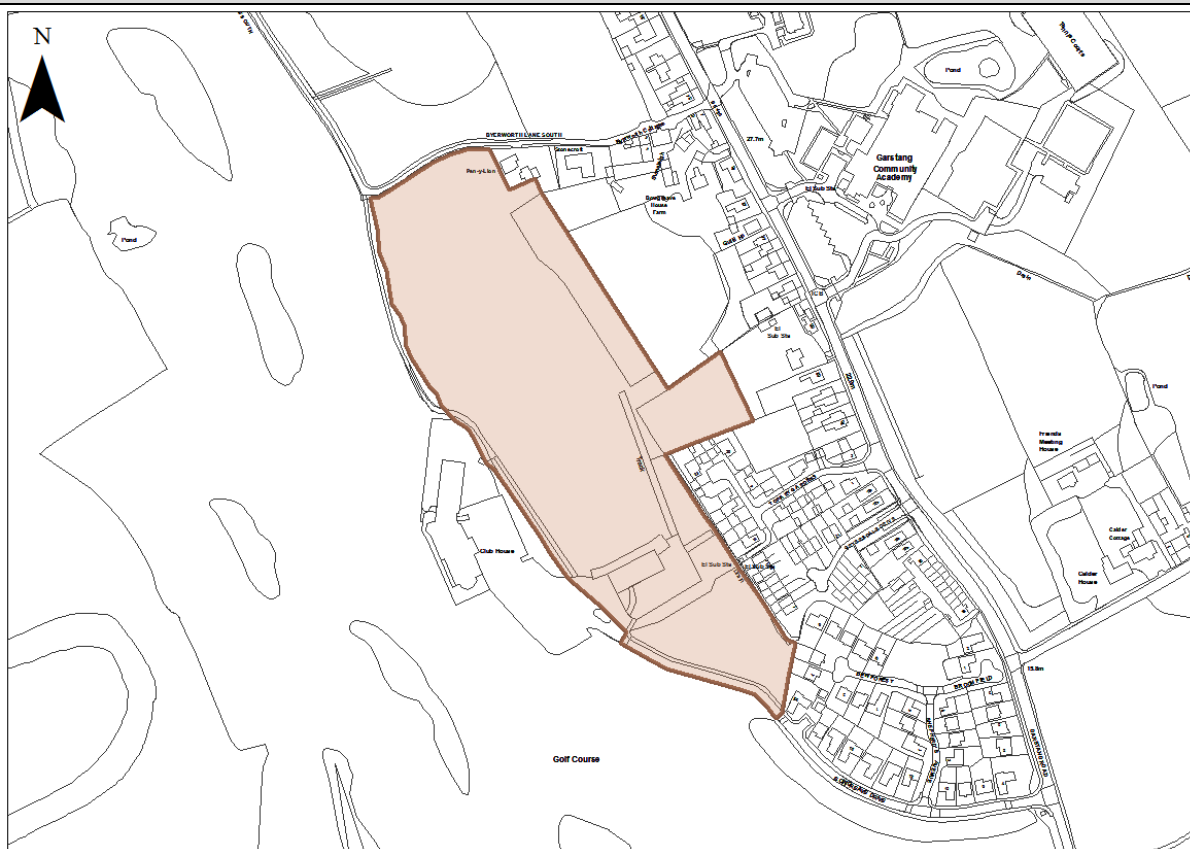
Key Development Consideration

1. The development should be supported by a landscape and green infrastructure framework incorporating structured tree planting, on-site open space, formal and informal play and pedestrian and cycle connectivity within and outside the site.
2. The design of the development should provide an 'organic' extension to the village. It should utilise important key vistas into the adjoining open countryside and provide a rural transition zone between the development and the wider countryside. Particular attention should be given to the nature and quality of boundary treatments.
3. The site falls within Flood Zones 1, 2 and 3. No housing development will be permitted within Flood Zones 2 and 3.
4. Residual surface water drainage should drain into the Little Calder mimicking natural

drainage.

5. The Little Calder River is a designated Main River. The prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the top of the bank of the watercourse.
6. The site does not have any nature conservation designations. Potential ecological impacts should be considered due to the greenfield nature of the site and important features such as hedgerows, trees and the watercourse. Mitigation measures for any adverse impact on the ecological value of the site and the adjoining brook including habitat loss should be met in the local area.
7. A group of trees within the site boundary off Calder House Lane is protected by a Tree Preservation Order.
8. The Friends Meeting House to the north of the site across Calder House Lane is a Grade II Listed Building.
9. A financial contribution is required towards Primary Sustainable Transport which includes the improvement of specified junctions in the area and contributions to the A6 Barton to Garstang Sustainable Transport Strategy will be required.
10. The majority of the site lies within a Mineral Safeguarding Area.

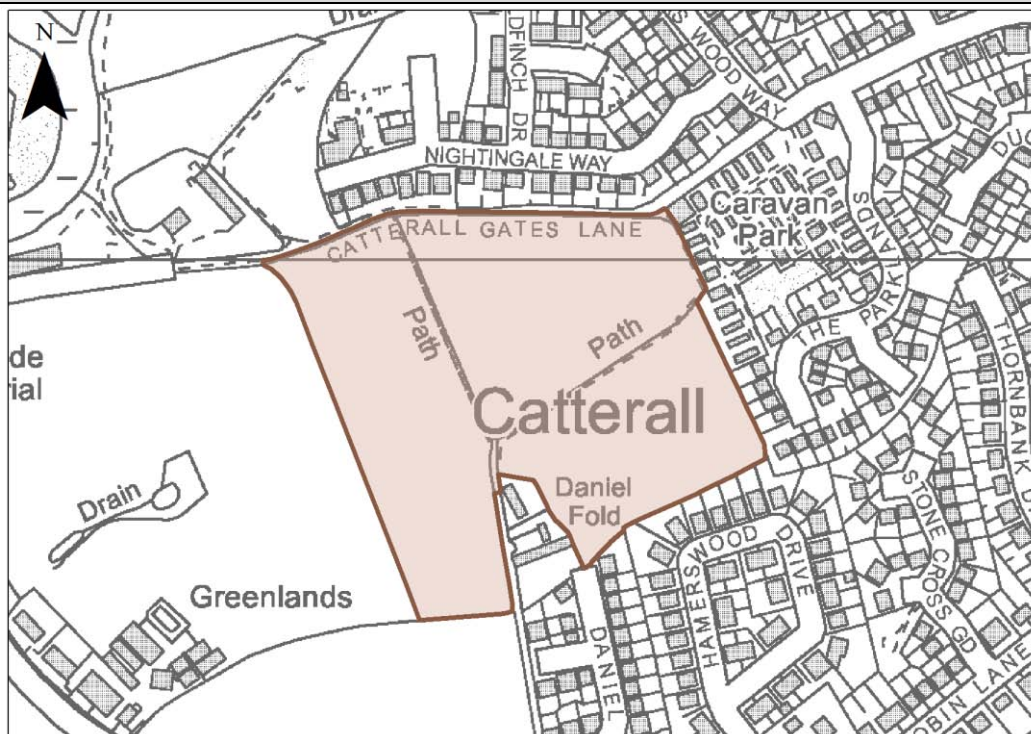
Site SA1/22 – Garstang Country Hotel and Golf Club, Garstang Road, Bowgreave



Site Area:	4.70 Hectares
Use:	Housing
Site Capacity:	95 dwellings
Housing Delivery:	The site is expected to be fully delivered within the Plan period. It is subject to a resolution to grant outline planning permission for 95 dwellings (15/00891) subject to the signing of a S106 agreement.
Site Description	
The majority of the site is in use as a golf driving range itself part of a wider area forming Garstang Golf Club.	
Key Development Consideration	
<ol style="list-style-type: none"> 1. The site to be brought forward in line with a masterplan to be produced covering the whole allocation. The masterplan must be agreed by the local planning authority prior to the granting of planning permission for any part of the site. 2. The development should be supported by a landscape and green infrastructure framework incorporating structured tree planting, on-site open space, formal and informal play and pedestrian and cycle connectivity within and outside the site. 	

3. The design of the development should provide an 'organic' extension to the village. It should utilise important key vistas into the adjoining open countryside and provide a rural transition zone between the development and the wider countryside. Particular attention should be given to the nature and quality of boundary treatments.
4. The site is in Flood Zone 1. Residual surface water should drain into the river Calder or Wyre via existing watercourses mimicking natural drainage and utilising natural features surface SUDs and open space.
5. The site does not have any nature conservation designations and it is not within close proximity of any sites designated for their nature conservation value. Potential ecological impacts should be considered due presence of features such as trees and hedgerows. Mitigation measures for any adverse impact on the ecological value of the site and the adjoining brook including habitat loss should be met in the local area.
6. Two Tree Preservation Orders cover trees located along the access road and boundary trees located between the site and the adjacent Gryersdale Drive development.
7. A financial contribution is required towards Primary Sustainable Transport which includes the improvement of specified junctions in the area and contributions to the A6 Barton to Garstang Sustainable Transport Strategy will be required.
8. Completion of appropriate ground investigation work to establish the extent of any ground contamination and whether any mitigation measures are required due to current and former uses and possibility of made ground within the site. A watching brief during development of the site will be necessary.
9. A public right of way runs along the northern boundary of the site along Byerworth Lane South.

Site SA1/23 – Daniel Fold Farm, Daniel Fold Lane, Catterall



Site Area:	5.02 Hectares
Use:	Housing
Site Capacity:	122 dwellings
Housing Delivery:	The site is expected to be fully delivered within the Plan period. It has outline planning permission (14/00681) for 122 dwellings and

Site Description

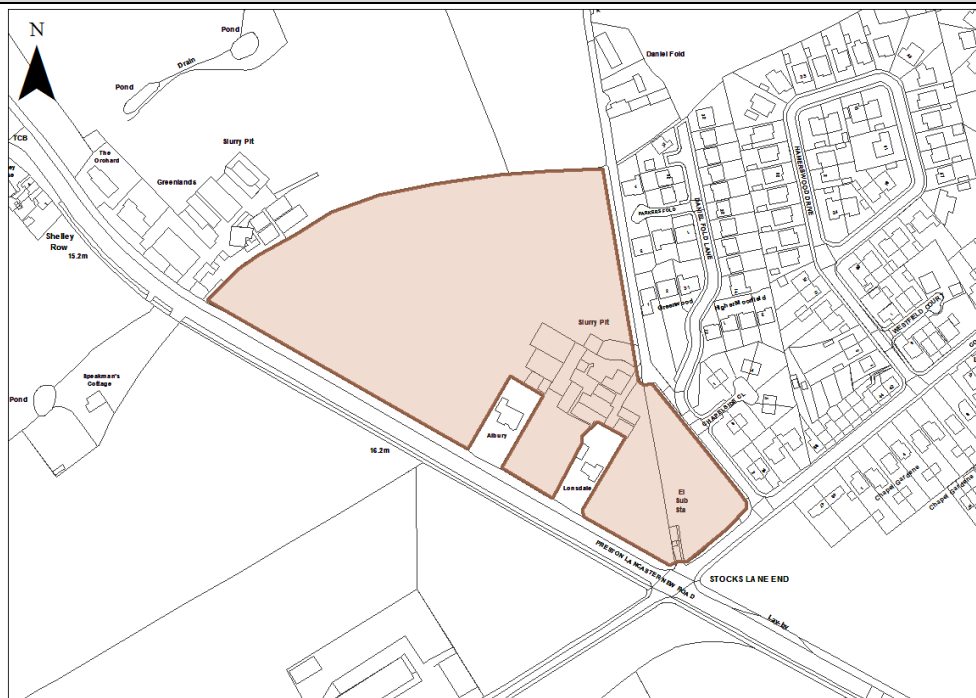
The site comprises three agricultural fields with a farm track connecting the site with Daniel Fold Lane to the south. The topography of the site slopes gently from its highest point in the south east corner to its lowest point at the North West corner.

Key Development Considerations

1. The site to be brought forward in line with a masterplan to be produced covering the whole allocation. The masterplan must be agreed by the local planning authority prior to the granting of planning permission for any part of the site.
2. The development should be supported by a landscape and green infrastructure framework incorporating structured tree planting, on-site open space, formal and informal play and pedestrian and cycle connectivity within and outside the site.
3. The design of the development should provide an 'organic' extension to the village. It should utilise important key vistas into open countryside Particular attention should be given to the nature and quality of boundary treatments.

4. The site lies primarily in Flood Zone 1 apart from a small parcel in the north-west corner which lies in Flood Zone 2. Housing will not be acceptable within Flood Zone 2.
5. Residual surface water run-off should drain north into the river Wyre or Calder. If residual surface water drains south into the river Wyre via Yoad Pool a contribution towards improvements to the outfall will be required.
6. Vehicular access is to be taken from Daniel Fold Lane using the existing farm access track which is required to be widened to form a 5.5 metre wide carriageway with 2 metre wide footways on both sides and connecting to the existing pedestrian footway on the west side of Daniel Fold Lane.
7. A financial contribution is required towards Primary Sustainable Transport which includes the improvement of specified junctions in the area and contributions to the A6 Barton to Garstang Sustainable Transport Strategy will be required.
8. The site does not have any nature conservation designations. Potential ecological impacts should be considered due to the greenfield nature of the site and the presence of features such as hedgerows and trees. Mitigation measures for habitat loss should be met in the local area.
9. Trees on the south eastern boundary of the site are covered by a Tree Preservation Order (TPO 008).
10. Completion of appropriate ground investigation works to establish the extent of any ground contamination and whether any mitigation measures are required due to the presence of two nearby landfill sites. A watching brief during development of the site will be necessary.
11. The site is crossed by Public Right of Way (PROW) Footpath (FP) 10 which runs in a north /south orientation from Catterall Gates Lane along the proposed site access at Daniel Fold and onto Daniel Fold Lane. PROW FP 09 runs through the southern portion of the site boundary of the site whilst Catterall Gates Lane itself is a Bridleway (BW12).
12. The perimeter wall of the former mill (now occupied by Lodge Park and Flower Fields developments) on the eastern boundary has local historical interest and should be retained and incorporated into any future development.

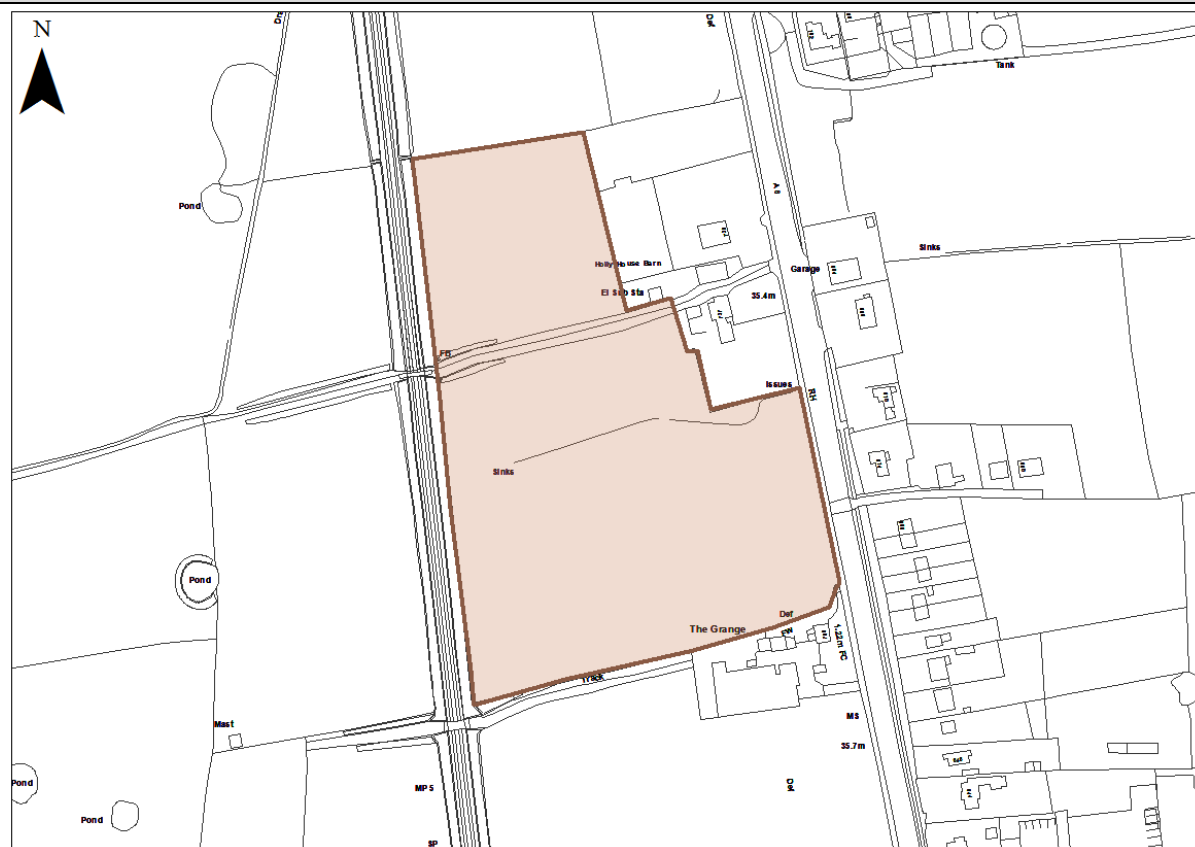
Site SA1/24 – Daniel Fold Farm Phase 2, Daniel Fold Lane, Catterall



Site Area:	3.56 Hectares
Use:	Housing
Site Capacity:	66 dwellings
Housing Delivery:	The site is expected to be fully delivered within the Plan period. It is subject to a resolution to grant outline planning permission for 66 dwellings and a medical centre (16/00144) subject to the signing of a S106 agreement.
Site Description	
The site comprises farmland with farm buildings accessed from Daniel Fold Lane in the north eastern part of the site.	
Key Development Consideration	
<ol style="list-style-type: none"> 1. The site to be brought forward in line with a masterplan to be produced covering the whole allocation. The masterplan must be agreed by the local planning authority prior to the granting of planning permission for any part of the site. 2. The development should be supported by a landscape and green infrastructure framework incorporating structured tree planting, on-site open space, formal and informal play and pedestrian and cycle connectivity within and outside the site. 3. The design of the development should provide an 'organic' extension to the village. It should utilise important vistas into the open countryside. Particular attention should be given to the nature and quality of boundary treatments. 	

4. The site lies primarily in Flood Zone 1 Residual surface water run-off should drain north into the river Wyre or Calder. If residual surface water drains south into the river Wyre via Yoad Pool a contribution towards improvements to the outfall will be required.
5. The site is underlain by a principal aquifer used for public water supply and lies within a Source Protection Zone of abstraction boreholes for potable water. The development should not impact upon ground water quality.
6. A surface water pipe and a trunk main pipe run across the north-western edge of the site. A public sewer crosses the site. Development must ensure that necessary requirements for an appropriate buffer to either side left clear.
7. Two public rights of way run along the boundaries of the site, one to the north/north-west and one along Daniel Fold Lane and the track along the eastern frontage.
8. The site does not have any nature conservation designations. Potential ecological impacts should be considered due to the greenfield nature of the site and the presence of features such as hedgerows and trees. Mitigation measures for habitat loss should be met in the local area.
9. A listed Medieval cross base on the A6 is located at the western end of the northern boundary.
10. Completion of appropriate ground investigation work to establish the extent of any ground contamination and whether any mitigation measures are required due to current and former uses including a former landfill site to the north and sub-station. A watching brief during development of the site will be necessary.
11. A financial contribution is required towards Primary Sustainable Transport which includes the improvement of specified junctions in the area and contributions to the A6 Barton to Garstang Sustainable Transport Strategy will be required.

Site SA1/25 – Land off Garstang Road, Barton



Site Area:	3.65 Hectares
Use:	Housing
Site Capacity:	72 dwellings
Housing Delivery:	The site is expected to be fully delivered within the Plan period. It is subject to a resolution to grant outline planning permission for 72 dwellings and up to 320sq. m. (gross) retail floorspace (16/00625) subject to the signing of a S106 agreement.

Site Description

The site comprises two fields largely defined by hedgerows and including some trees. The site slopes gently from east to west with small areas of raised ground adjacent to the rail line.

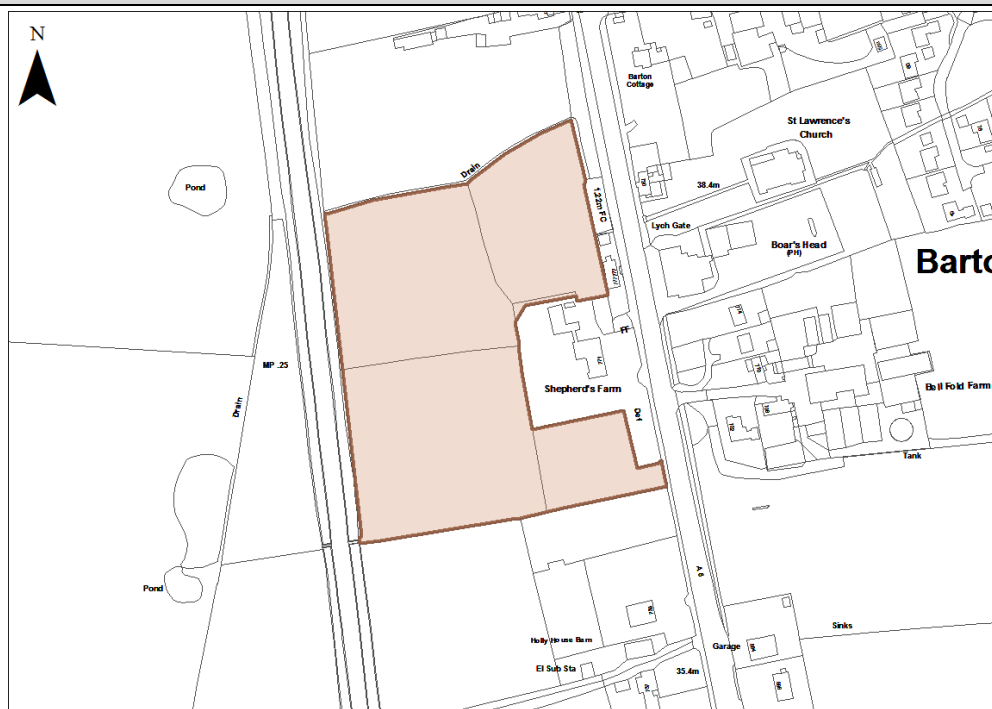
Key Development Consideration

1. The site to be brought forward in line with a masterplan to be produced covering the whole allocation. The masterplan must be agreed by the local planning authority prior to the granting of planning permission for any part of the site.
2. The development should be supported by a landscape and green infrastructure framework incorporating structured tree planting, on-site open space, formal and

informal play and pedestrian and cycle connectivity within and outside the site.

3. The design of the development should provide an 'organic' extension to the village. It should utilise important vistas into the adjoining open countryside. Particular attention should be given to the nature and quality of boundary treatments.
4. The site is in Flood Zone 1. Residual surface water should drain into the canal via existing watercourses mimicking natural drainage and utilising natural features surface SUDs and open space.
5. The site does not have any nature conservation designations. Potential ecological impacts should be considered due to the greenfield nature of the site and features such as hedgerows, trees and pond. Mitigation measures for any adverse impact on the ecological value of the site and the adjoining brook including habitat loss should be met in the local area.
6. A non-designated heritage asset in the form of an ancient monks track crosses the site. An appropriate archaeological investigation and, if necessary, mitigation will be required.
7. The west Coast main line runs along the west boundary of the site.
8. The site is crossed by Public Right of Way Footpath 02-17-23 which runs in an east/west orientation from the A6 to the railway line in the north of the site.
9. A public sewer crosses the site. Development must ensure an appropriate easement from the central line of the sewer. Alternatively the sewer can be diverted.
10. A financial contribution is required towards Primary Sustainable Transport which includes the improvement of specified junctions in the area and contributions to the A6 Barton to Garstang Sustainable Transport Strategy will be required.
11. Development of the site should include a small convenience store of not more than 400sq.m gross.

Site SA1/26 – Land Rear of Shepherds Farm, Barton



Site Area:	2.35 Hectares
Use:	Housing
Site Capacity:	34 dwellings
Housing Delivery:	The site is expected to be fully delivered within the Plan period. It is subject to a resolution to grant outline planning permission for 34 dwellings (16/00807) subject to the signing of a S106 agreement.

Site Description

The site comprises agricultural land with established hedgerows incorporating some trees along the northern, southern and western boundaries. The land is generally level.

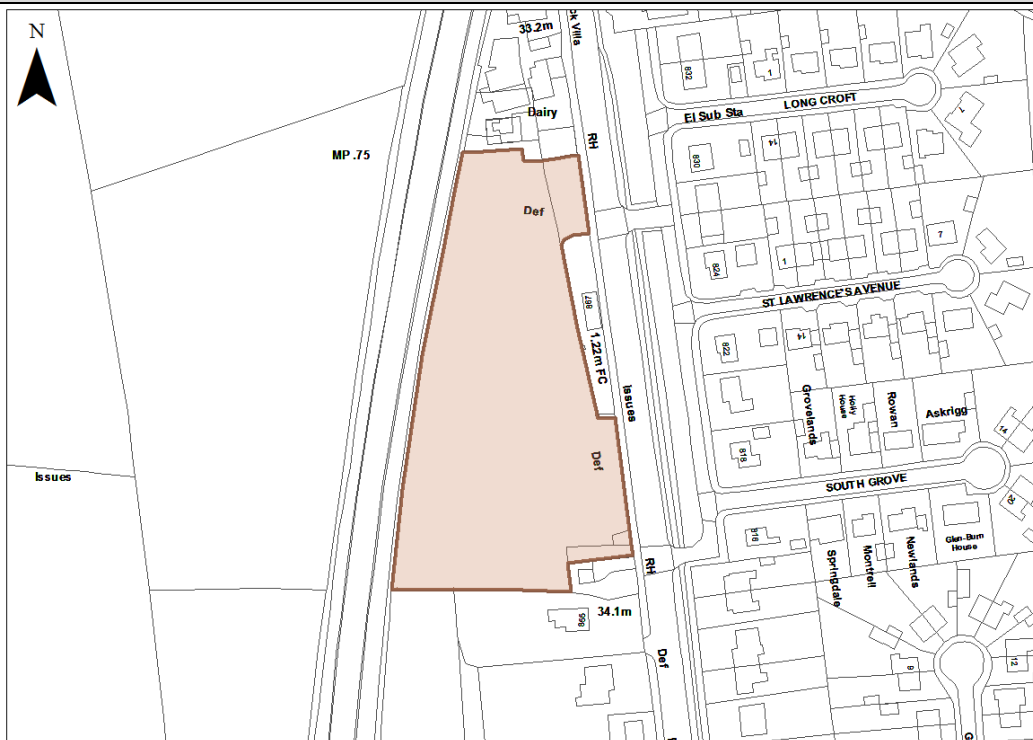
Key Development Consideration

1. The development should be supported by a landscape and green infrastructure framework incorporating structured tree planting, on-site open space, formal and informal play and pedestrian and cycle connectivity within and outside the site.
2. The design of the development should provide an 'organic' extension to the village. It should utilise important vistas into the adjoining open countryside. Particular attention should be given to the nature and quality of boundary treatments.
3. The site is in Flood Zone 1. Residual surface water should drain into the canal via existing watercourses mimicking natural drainage and utilising natural features surface SUDs and open space.
4. The site does not have any nature conservation designations. Potential ecological

impacts should be considered due to the greenfield nature of the site and features such as hedgerows, trees and watercourse. Mitigation measures for any adverse impact on the ecological value of the site and the adjoining brook including habitat loss should be met in the local area.

5. Two trees on the eastern boundary are protected with a Tree Preservation Order.
6. The west Coast main line runs along the west boundary of the site.
7. A financial contribution is required towards Primary Sustainable Transport which includes the improvement of specified junctions in the area and contributions to the A6 Barton to Garstang Sustainable Transport Strategy will be required.

Site SA1/27 – Land Rear of 867 Garstang Road, Barton



Site Area:	0.93 Hectares
Use:	Housing
Site Capacity:	26 dwellings
Housing Delivery:	The site is expected to be fully delivered within the Plan period. It is the subject of a full planning application (16/00090) for 26 dwellings which has a resolution to approve subject to the signing of a S106 agreement.
Site Description	
A generally level site of open countryside with the land falling slightly to a central depression. The land is situated south of an existing dairy with residential properties to the east and south and the main west coast railway line to the west. An existing drainage ditch lies along the southern boundary with another short section along the mid-eastern edge of the site. Hedgerows, with some trees, line the east, west and southern boundaries.	
Key Development Consideration	
<ol style="list-style-type: none"> 1. The development should be supported by a landscape and green infrastructure framework incorporating structured tree planting, on-site open space, formal and informal play and pedestrian and cycle connectivity within and outside the site. 2. The design of the development should provide an 'organic' extension to the village. It should utilise important vistas into the adjoining open countryside. Particular attention 	

should be given to the nature and quality of boundary treatments.

3. The site is in Flood Zone 1. Residual surface water should drain into the canal via existing watercourses mimicking natural drainage and utilising natural features surface SUDs and open space.
4. The site does not have any nature conservation designations. Potential ecological impacts should be considered due to the greenfield nature of the site and features such as hedgerows, trees. Mitigation measures for any adverse impact on the ecological value of the site including habitat loss should be met in the local area.
5. The site lies adjacent to the West Coast Main Line which sits in a cutting forming the eastern boundary of the site. Regard should be had to the asset protection requirements of Network Rail.
6. A public sewer crosses the site. No development should be built within a 3 metre buffer of the central line of it; alternatively the sewer must be diverted.
7. The site is within a Source Protection Zone of abstraction boreholes. The development must not impact upon ground water quality.
8. A financial contribution is required towards Primary Sustainable Transport which includes the improvement of specified junctions in the area and contributions to the A6 Barton to Garstang Sustainable Transport Strategy will be required.
9. An area of potential dumping to the north of the site has been identified which may require further investigation.

9.3 Employment Development

9.3.1 The ability of businesses to remain competitive and grow is important for the local economy in Wyre. Business growth should not be frustrated by lack of suitably identified land for employment (B-class) development. Business growth is necessary for job creation and often for securing existing jobs. The Local Plan ensures that there is a diverse portfolio of development land in all three sub-markets areas which is available to accommodate different types of businesses.

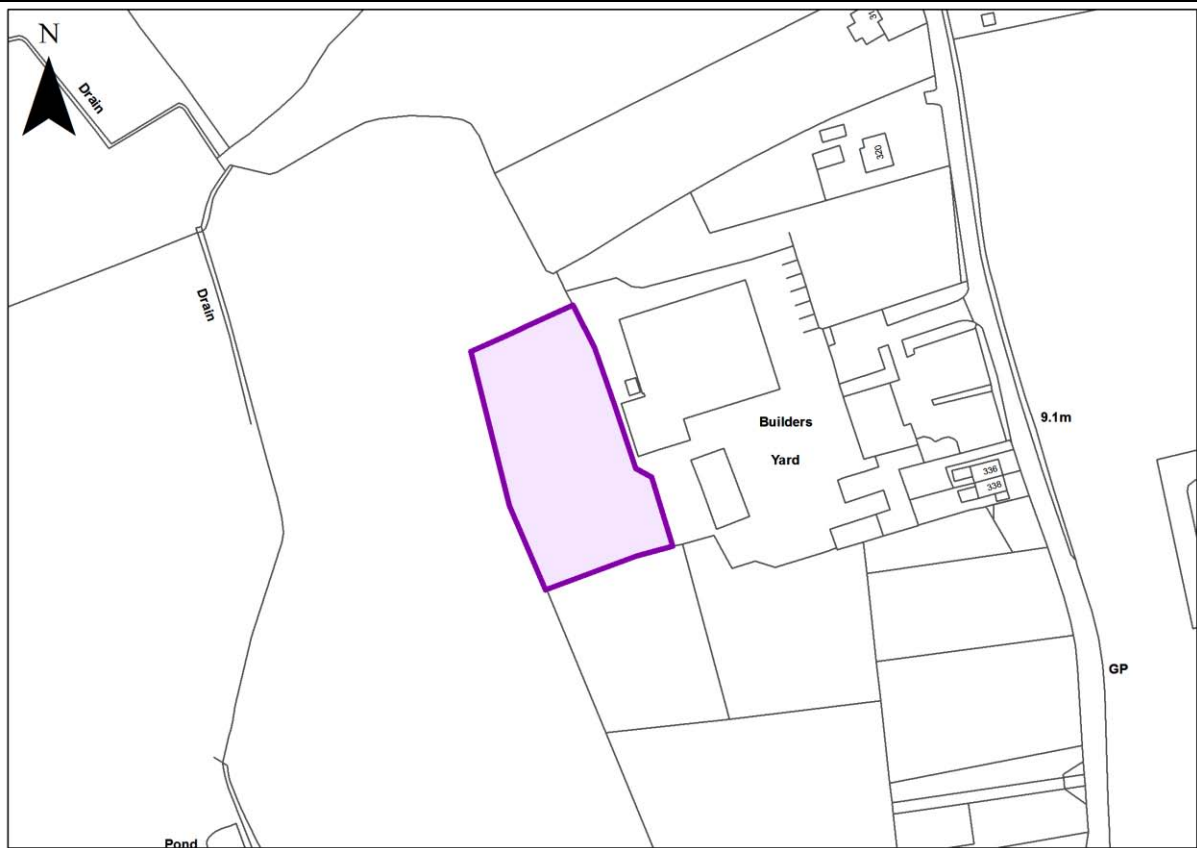
9.3.2 The allocations identified in policy SA2 together with land identified in Policies SA3 and SA4 will provide the majority of the Local Plan housing requirement. These policies identify suitable and deliverable land towards meeting the Borough's employment OAN over the Local Plan period.

SA2 – Employment Development

The following sites, shown on the Adopted Policies Map, are allocated for employment development (Use Classes B1, B2 and B8) within the Plan period, subject to the Key Development Considerations set out below.

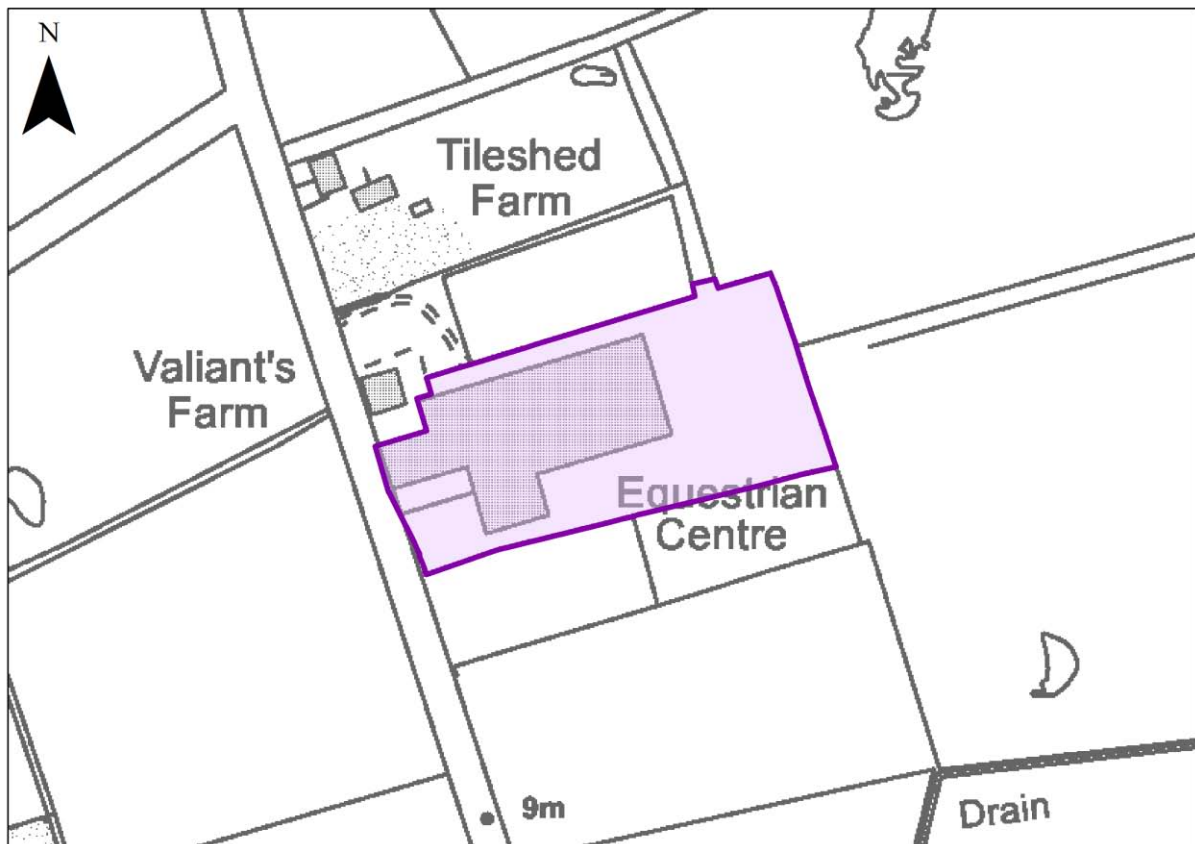
Site Ref	Site	Hectares
SA2/1	Carrfield Works, Preesall Hill	0.34
SA2/2	Valiants Farm, Out Rawcliffe	1.58
SA2/3	Riverside Industrial Park Extension, Catterall	3.42
SA2/4	South of Goose Lane, Catterall	1.00
Total		6.34

Site SA2/1 – Carrfield Works, Park Lane, Preesall Hill



Site Area:	0.34 Hectares
Use Class:	B1, B2 and B8 Employment
Employment Delivery:	It is considered that the site can be delivered within the plan period. The whole site has the benefit of full planning permission for a B8 storage unit (planning reference 16/01054).
Site Description	
The site is greenfield and located to the west of the existing Carrfield Works, off Park Lane, (B5377) at Preesall Hill.	
Key Development Consideration	
<ol style="list-style-type: none"> 1. The site is in a rural location outside any defined settlement boundaries. Development must be appropriate in nature and scale to the rural location of the site. 2. The site is not covered by any ecological or environmental designations. Potential ecological impacts should be considered due to the greenfield nature of the site and features such as hedgerows and trees. Mitigation measures for any adverse impact on the ecological value of the site and the adjoining brook including habitat loss should be met in the local area. 3. The site lies within Flood Zone 1. Residual surface water should drain into the existing system at Carrfield works. 	

Site SA2/2 – Valiants Farm, Out Rawcliffe



Site Area:	1.58 Hectares
Use Class:	B1, B2 and B8 Employment
Employment Delivery:	It is considered that the site can be delivered within the plan period. The whole site has the benefit of planning permission for change of use to B8 (planning reference 15/00084).

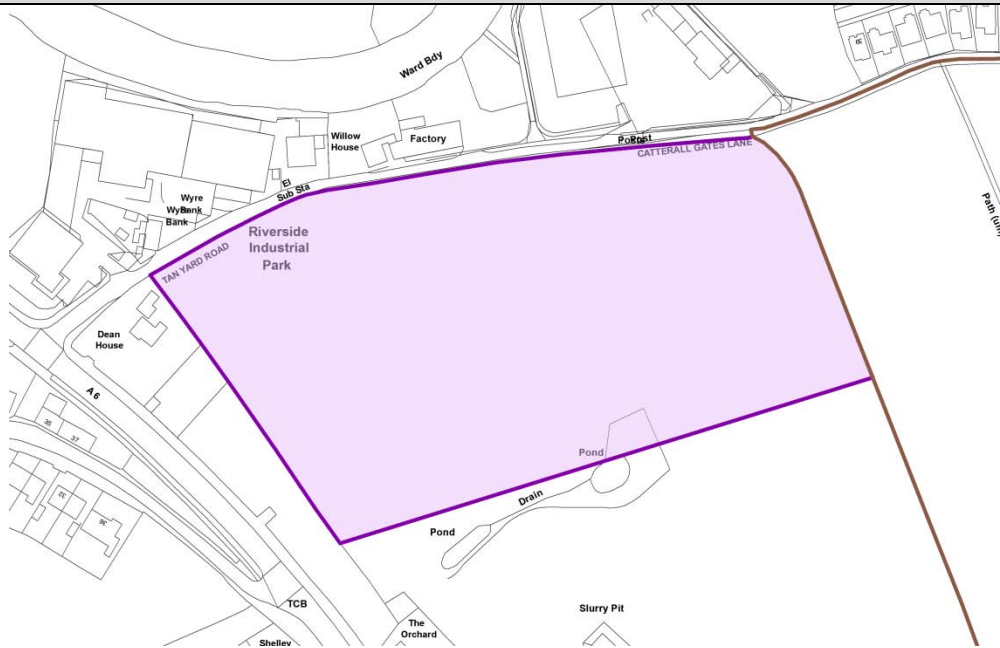
Site Description

The site is previously developed and currently comprises of a series of connected buildings with hardstanding to the front, side and rear.

Key Development Consideration

1. The site is in a rural location outside any defined settlement boundaries. Development must be appropriate in nature and scale to the rural location of the site.
2. Off-site highway works to Lancaster Road may be required to provide adequate access arrangements, including the achievement of appropriate visibility splays.
3. The site lies within Flood Zone 1. Residual surface water should drain into the existing system of the site.

Site SA2/3 – Riverside Industrial Park Extension, Catterall



Site Area:	3.42 Hectares
Use Class:	B1, B2 and B8 Employment
Employment Delivery:	The site is expected to be fully delivered in the Plan period.

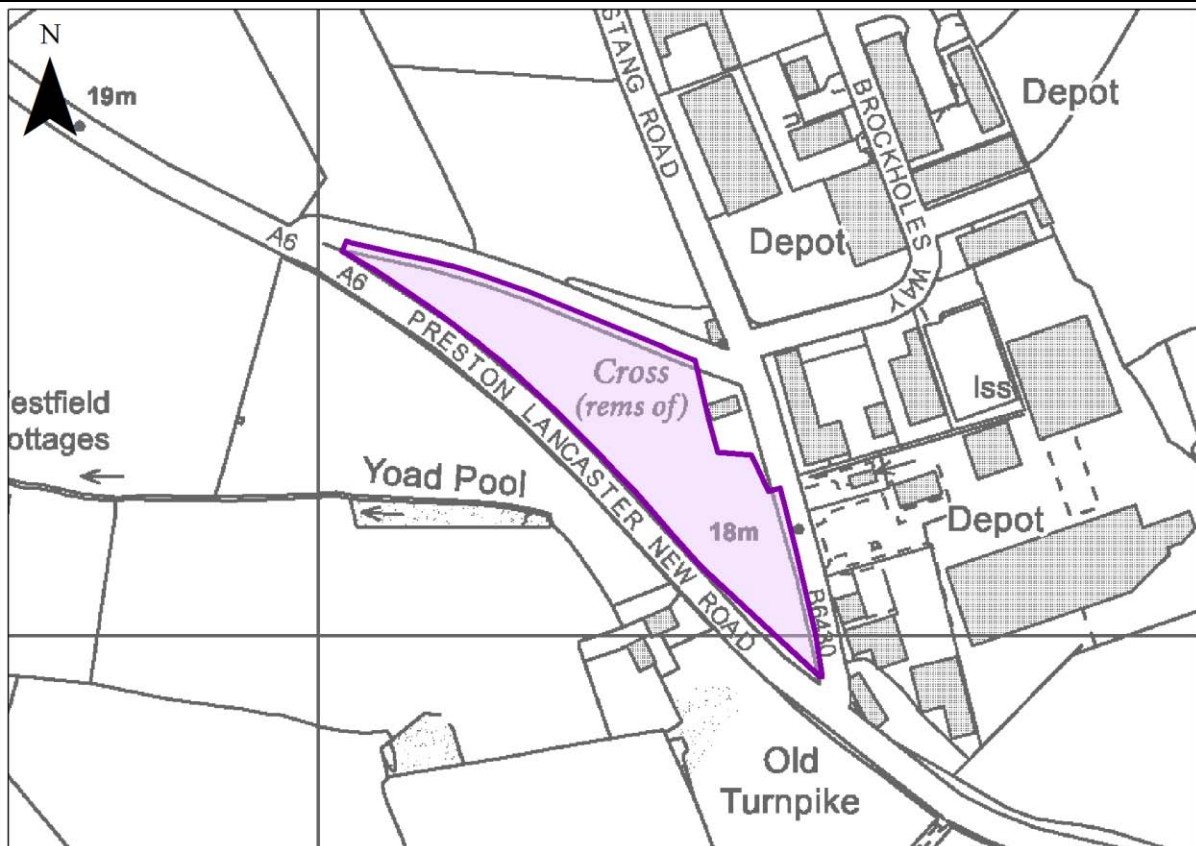
Site Description

The site comprises greenfield land on the south side of Tan Yard Road. An established industrial park is located on the north side Tan Yard Road in close proximity to the A6.

Key Development Consideration

1. Off-site highway works to the Tan Yard Road/ A6 junction may be required to provide adequate access arrangements, including the achievement of appropriate visibility splays.
2. A financial contribution is required towards Primary Sustainable Transport which includes the improvement of specified junctions in the area and contributions to the A6 Barton to Garstang Sustainable Transport Strategy.
3. The site is not covered by any ecological or environmental designations. Potential ecological impacts should be considered due to the greenfield nature of the site and features such as hedgerows and trees on the along the boundaries of the site. Mitigation measures for any adverse impact on the ecological value of the site including habitat loss should be met in the local area.
4. The site lies primarily in Flood Zone 1 with a small part of the site in Flood Zone 2 and 3. No buildings will be permitted within Flood Zone 2 or 3. Residual surface water should drain to the river Wyre.

Site SA2/4 – South of Goose Lane, Catterall



Site Area:	1 Hectares
Use Class:	B1, B2 and B8 Employment
Employment Delivery:	The site can be delivered within the plan period.

Site Description

This is a greenfield site located between Preston Lancaster New Road (A6), Garstang Road (B6430) and Goose Lane. Access to the site is from Garstang Road.

Key Development Consideration

1. The site is not covered by any ecological or environmental designations. Potential ecological impacts should be considered due to the greenfield nature of the site and important features such as hedgerows and trees. Mitigation measures for any adverse impact on the ecological value of the site including habitat loss should be met in the local area.
2. A grade II listed cross base is located to the north west of the site.
3. A High Pressure gas pipeline run east– west across the southern part of the site. Health and Safety Executive Consultation Zones need to be taken into account.

4. Three united utilities pipelines also run east – west across the site, to the north and south. Proposals will need to ensure necessary buffers are maintained.
5. The site is located entirely within Flood Zone 1. Residual surface water should drain to the river Wyre via Yoad Pool / local watercourses. A financial contribution towards improvements to the Yoad Pool outfall will be required.
6. A financial contribution is required towards Primary Sustainable Transport which includes the improvement of specified junctions in the area and contributions to the A6 Barton to Garstang Sustainable Transport Strategy.
7. The site is underlain by a principal aquifer used for public water supply and lies within a Source Protection Zone of abstraction boreholes for potable water. The development should not impact upon ground water quality.

9.4 Mixed Use Development

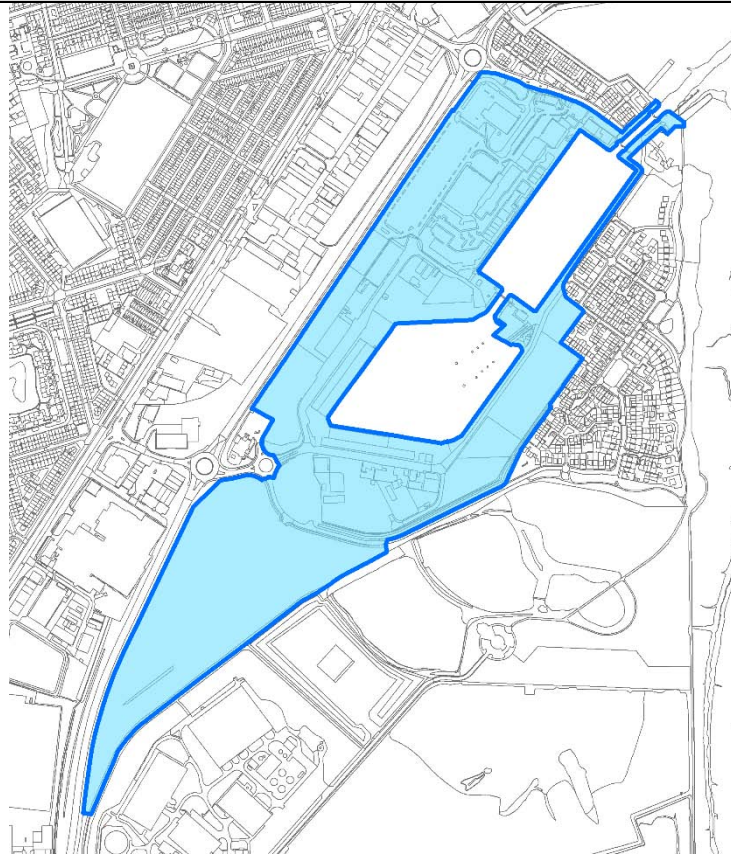
9.4.1 Policy SA3 lists sites where the allocation would require the delivery of a mix of uses in order to ensure that growth in the particular settlement is sustainable. On all sites there is a requirement for the delivery of an element of employment. In relation to SA3/2 and SA3/4 there is a requirement to provide a local and neighbourhood centre respectively.

SA3 – Mixed Use Development

The following sites, shown on the Adopted Policies Map, are allocated for mix residential and employment development (Use Classes B1, B2 and B8) within the Plan period, subject to the Key Development Considerations set out below for each site.

Site Ref	Site	Number of dwellings delivered by 2031	Total Site Capacity (dwellings)	Employment Land Hectares
SA3/1	Fleetwood Docks and Marina, Fleetwood	120	120	7.5
SA3/2	Joe Lane (Land Bounded by Garstang Road, A6 and Joe Lane)	242	242	0.95
SA3/3	Land West of Great Eccleston	450	590	1.0
SA3/4	Forton extension, Forton	380	468	1.0
SA3/5	Land West of the A6 (Nateby Crossing), Garstang	270	270	4.68
Total		1462	1690	15.13

Site SA3/1 – Fleetwood Dock and Marina



Site Area:	32.67 Hectares
Proposed Uses:	Housing, commercial and Employment
Housing Capacity:	120 dwellings
Employment Capacity:	7.5 hectares (gross)
Site Delivery:	The site is expected to be fully developed within the Plan period.

Site Description

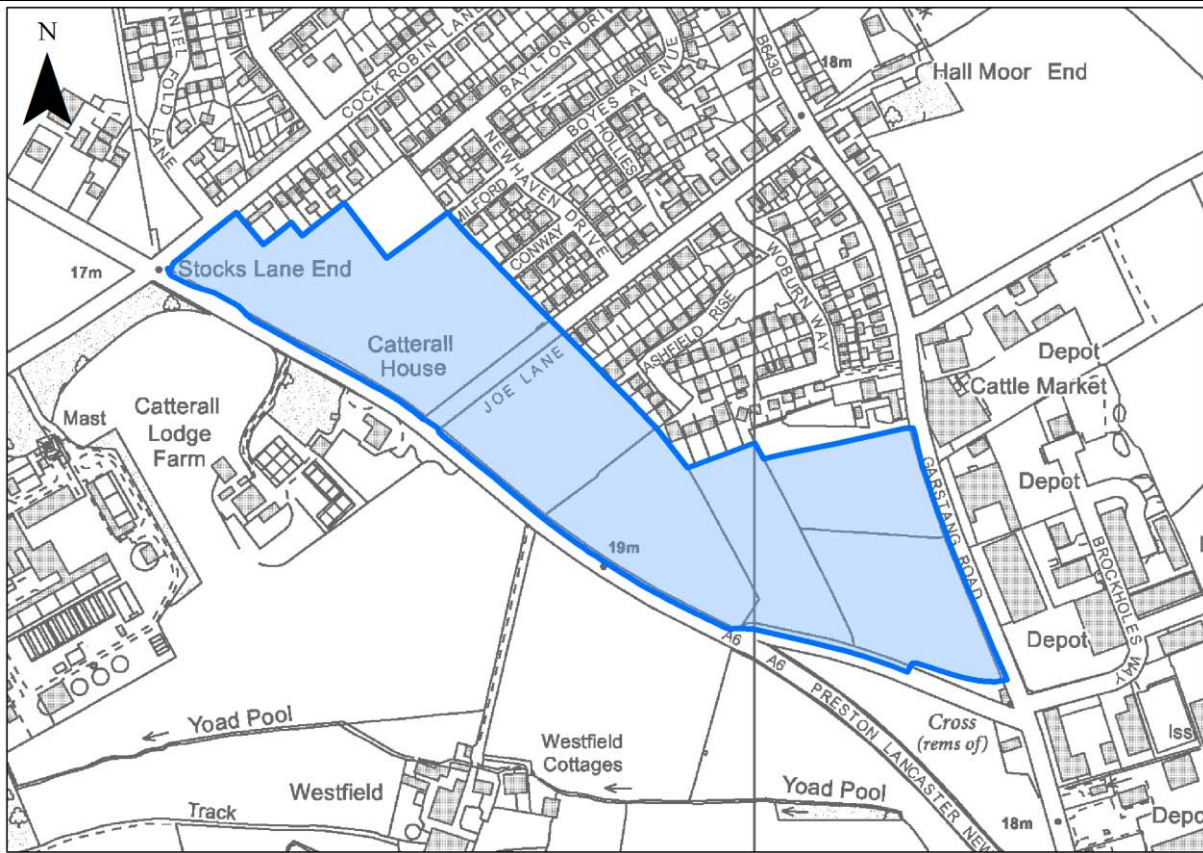
The site is previously developed and contains a range of existing uses that includes: Freeport Fleetwood Outlet Shopping Village; a marina; a dock; storage (for boats); existing industrial units that includes numerous fish and seafood processing units and Ice & Co. There are also other ancillary uses including offices, slipways etc. The site however includes extensive parcels of vacant land.

There is a resolution to grant planning application (15/00457) for a Fish Park on the southern extent of the site subject to a section 106 obligation.

Key Development Consideration

1. This site is to be brought forward in line with a masterplan to be produced covering the whole of the site. The masterplan must be agreed by the local planning authority prior to the granting of planning permission for any part of the site.
2. The Masterplan must secure the long term viability of fish and seafood processing industries through the creation of a bespoke Fish Park.
3. The development should be supported by a landscape and green infrastructure framework incorporating structured tree planting, on-site open space to include formal and informal play and pedestrian and cycle connectivity within and outside the site. Utilise important key vistas into the adjoining Wyre estuary.
4. The site lies predominately in Flood Zone 2 and 3. Mitigation measures will be required to ensure that the site is safe for the lifetime of the development. An FRA must be carried out and the results used to take a sequential approach to site layout. Finished floor levels must be above the undefended flood level plus an allowance for climate change for the life of the development. Where finished floor levels cannot be set above the 1 in 200 year plus climate change flood level, the developer must state in their FRA why it is not possible and identify and implement flood proofing/resilience measures that will protect occupants and their property up to that floor level.
5. Residual surface water should drain to the river Wyre via the dock.
6. Housing adjacent to the Waste Water Treatment Works will not be permitted.
7. The site is situated adjacent to the Wyre Estuary/Morecambe Bay which is a designated Special Protection Area (SPA), Ramsar Site and a Site of Special Scientific Interest (SSSI). A project level Habitat Regulation Assessment will be required and should have regard to the mitigation measures in the Habitats Regulations Assessment of the Local Plan.
8. A Biological Heritage Site is located within part of the south eastern extent of the site. Potential ecological impacts should be considered. Mitigation measures for any adverse impact on the ecological value of the site should be met in the local area. A project level Habitat Regulation Assessment may be required.
9. Completion of appropriate ground investigation work to establish the extent of any ground contamination and whether any mitigation measures are required due to current and previous uses on the site.

Site SA3/2 – Joe Lane, Catterall



Site Area:	9.84 Hectares
Use:	Housing and Employment
Housing Capacity:	242 dwellings
Employment Capacity:	0.95 hectare
Site Delivery:	The development is expected to be fully delivered within the Plan period.

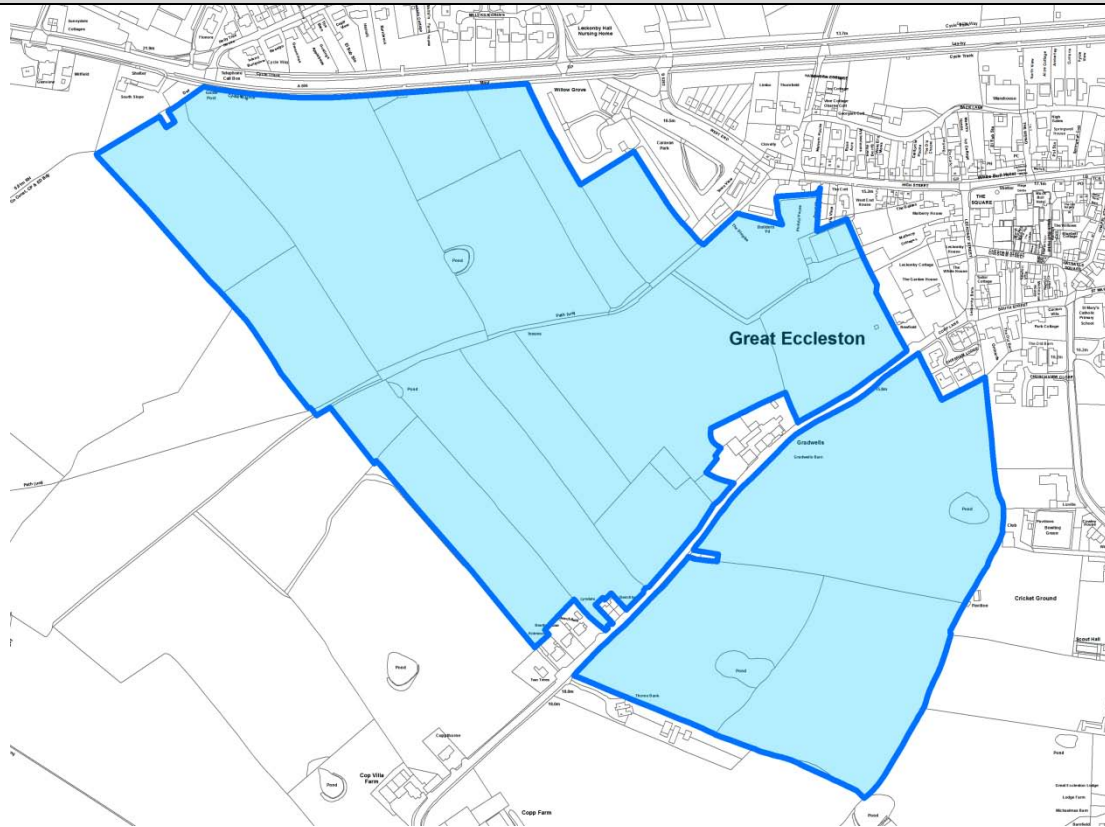
Site Description

A generally level site of agricultural fields including a number of hedgerows within and on the edge of the site with a few trees randomly located throughout. Joe Lane bisects the site between the northernmost and mid sector. The whole site has outline planning permission for housing, employment and a new village centre (15/00248).

Key Development Consideration

1. This site is to be brought forward in line with a masterplan to be produced covering the whole of the allocation. The masterplan must be agreed by the Council prior to the granting of planning permission for any part of the site.
2. The development must include a local centre to include a convenience store of not more than 500sqm (gross). Gross floor space within A - class uses at the local centre should not exceed 1500 m² and each individual unit should not exceed 500m² (gross).
3. The development should be supported by a landscape and green infrastructure framework incorporating structured tree planting, on-site open space, formal and informal play and pedestrian and cycle connectivity within and outside the site.
4. The design of the development should provide an 'organic' extension to the village. It should utilise important key vistas into open countryside Particular attention should be given to the nature and quality of boundary treatments.
5. The site does not have any nature conservation designations. Potential ecological impacts should be considered due to the greenfield nature of the site and important features such as hedgerows and trees. Mitigation measures for any adverse impact on the ecological value of the site including habitat loss should be met in the local area.
6. The site lies in Flood Zone 1. Residual surface water should drain to the river Wyre via local watercourses and Yoad Pool. A financial contribution towards improvements to Yoad Pool outfall will be required.
7. The site is underlain by a principal aquifer used for public water supply and lies within a Source Protection Zone of abstraction boreholes for potable water. The development should not impact upon ground water quality.
8. The development will require new access onto the A6 and Garstang Road (B6430) including an internal link road from the A6 to the B6430. The internal link road should be completed and operational before development at the southern end of the site is occupied. Improvements to the junction between Joe Lane and the A6 will be required.
9. A financial contribution is required towards Primary Sustainable Transport which includes the improvement of specified junctions in the area and contributions to the A6 Barton to Garstang Sustainable Transport Strategy will be required.
10. A scheduled ancient monument is situated in close proximity to the southern section of the site.

Site SA3/3 – Land West of Great Ecclestone, Great Ecclestone

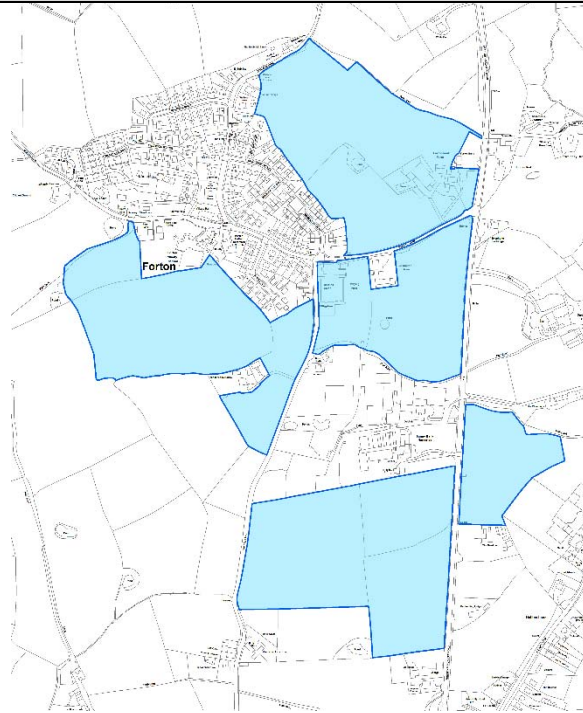


Site Area:	33.70 Hectares
Use:	Housing and Employment
Housing Capacity:	590 dwellings
Employment Capacity:	1 hectare
Site Delivery:	The site is expected to contribute 450 dwellings to the housing land supply within the plan period. Part of the site to the east of Copp Lane has full planning permission for 90 dwellings (planning reference 16/00973).
Site Description	
The site consists of agricultural land in a fairly flat landscape straddling Copp Lane to the south west of Great Ecclestone. The village cricket ground and bowling green are located to the east of the site. The site includes a number of hedgerows, trees, ponds and a public footpath.	

Key Development Considerations

1. This site is to be brought forward in line with a masterplan to be produced covering the whole of the site. The masterplan must be agreed by the local planning authority prior to the granting of planning permission for any part of the site.
2. A through vehicular route from Copp Lane to the A586 will be required.
3. Development should be supported by a landscape and green infrastructure framework incorporating structured tree planting, on-site open space to include formal and informal play and pedestrian and cycle connectivity within and outside the site and in particular with the village centre.
4. The design of the development should provide an 'organic' extension to the village. It should utilise important key vistas into the adjoining open countryside and provide a rural transition zone between the development and the wider countryside. Particular attention should be given to the nature and quality of boundary treatments.
5. The site lies in Flood Zone 1. Residual surface water should drain into the river Wyre (near Cartford Bridge) via existing watercourses. Improvements to existing watercourses will be required.
6. The site does not have any nature conservation designations. Potential ecological impacts should be considered due to the greenfield nature of the site and important features such as hedgerows, trees and ponds. Mitigation measures for any adverse impact on the ecological value of the site including habitat loss should be met in the local area. A project level Habitat Regulation Assessment (HRA) may be required.
7. The development should include a new primary school, health centre, community hall and a small local convenience store of not more than 400 sq.m gross floor area. The location of these facilities should be determined through the masterplan to maximise their accessibility by new and existing residents and the benefits of co-location such as shared car parking.
8. A Dovecote situated within the site to the north of Copp Lane is Scheduled Monument and Grade II Listed Building. An appropriate buffer will be required to protect its setting. A Grade II listed Pinfold (Pound) is located on the eastern edge of the site (south of High Street) and the Grade II listed Church of St Anne, is located south of the site at Copp.
9. A Public Right of Way runs east to west through the site to the north of Copp Lane.
10. The site contains overhead electricity infrastructure, including pylons.

Site SA3/4 – Forton Extension, Forton



Site Area:	29.63 Hectares
Use:	Housing and Employment
Housing Capacity:	468 dwellings
Employment Capacity:	1 hectare
Site Delivery:	The site is expected to contribute 380 dwellings to the housing land supply within the plan period.

Site Description

The site consists of several parcels of land of varying topography that lie both west and east of the A6 and mostly in agricultural use. The north and south eastern parcels are intersected by School Lane, whereas the south east and south west parcel are intersected by Winder Lane. The allocation includes the village bowling green, pavilion and play area at the junction of School Lane and Winder Lane. The site includes a number of hedgerows, trees, ponds and public rights of way.

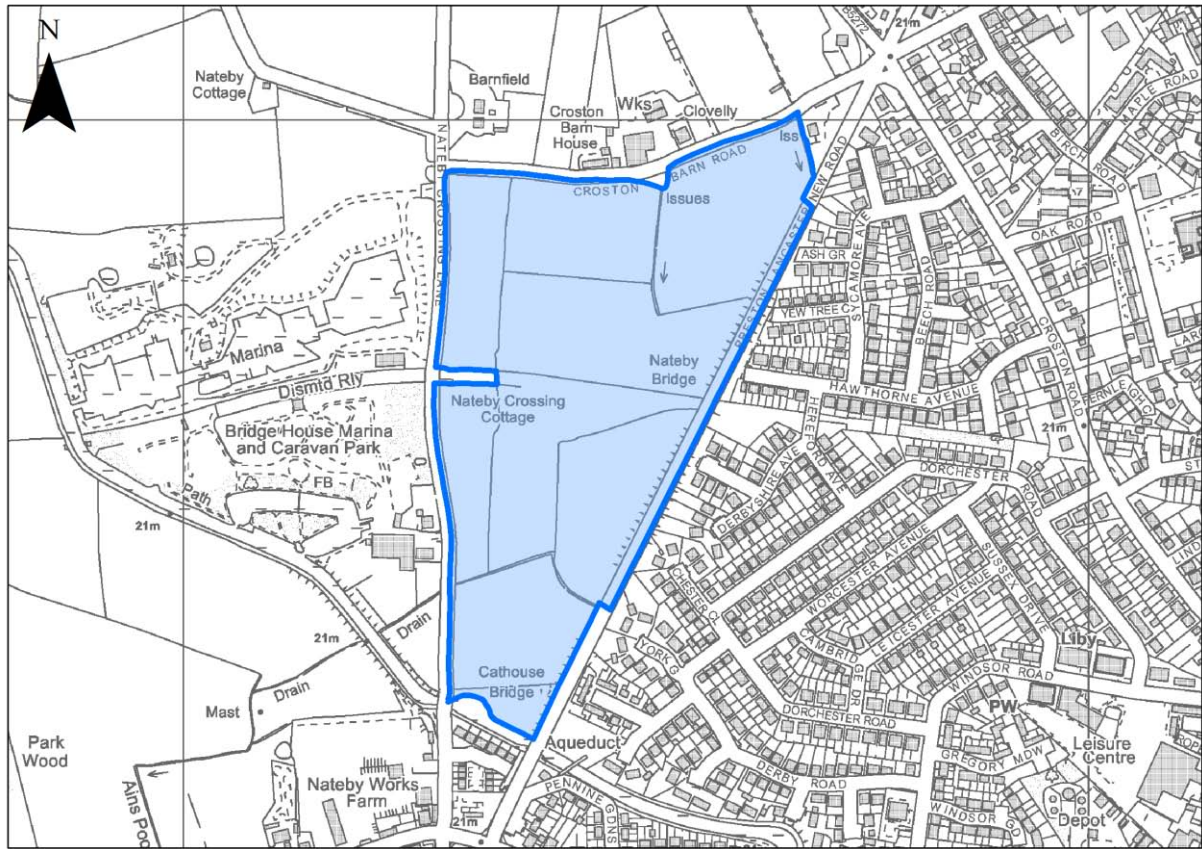
Key Development Considerations

1. This site is to be brought forward in line with a masterplan to be produced covering the whole of the site. The masterplan must be agreed by the local planning authority prior to the granting of planning permission for any part of the site.
2. The development should be supported by a landscape and green infrastructure framework incorporating structured tree planting, on-site open space to include formal and informal play and pedestrian and cycle connectivity within and outside the site.
3. The design of the development should provide an 'organic' extension to the village. It

should utilise important key vistas into the adjoining open countryside and provide a rural transition zone between the development and the wider countryside. Particular attention should be given to the nature and quality of boundary treatments.

4. The land falls within Flood Zone 1. Residual surface water should drain to the canal via existing water courses.
5. The development should make land available for the extension of the local primary school which will form part of the financial contribution towards education.
6. The development should include a neighbourhood centre that incorporates a small local convenience store of not more than 400 sq.m. gross floor area, a community hall and a health facility if required. The location of these facilities should be determined through the masterplan to maximise their accessibility by new and existing residents and the benefits of co-location such as shared car parking.
7. The allocation includes a recreation ground. Any redevelopment of the recreation ground in whole or in part must ensure its replacement within the allocation (in an appropriate location) with no net loss of the overall site area or facilities.
8. The site does not have any nature conservation designations. Potential ecological impacts should be considered due to the greenfield nature of the site and important features such as hedgerows, trees and ponds. Mitigation measures for any adverse impact on the ecological value of the site including habitat loss should be met in the local area.
9. A number of Public Rights of Way traverse the site.
10. Above ground telephone infrastructure is present within the site.
11. High pressure gas pipelines run underground both north and west of the allocation. Parts of the allocation lie within the Health and Safety Executive Consultation Distance of these pipelines. Regard should be had to the advised Consultation Zone restrictions and advice from National Grid in designing and implementing the masterplan and individual development proposals. For the avoidance of doubt, no built development should take place within the Inner Consultation Zone.
12. Parts of the site lies within designated Mineral Safeguarding Areas within the Joint Lancashire Minerals and Waste Local Plan.
13. Part of the site lies adjacent to Forton United Reform Church and associated structures which are Grade II listed buildings.

Site SA3/5 – Land West of the A6, Garstang



Site Area:	16.64 Hectares
Use:	Housing and Employment
Housing Capacity:	270 dwellings
Employment Capacity:	4.68 hectares
Site Delivery:	The development is expected to be fully delivered within the Plan period. The whole site has outline planning permission for housing and employment (14/00458).

Site Description

The site comprises agricultural land intersected by hedgerows, lines of trees and some fencing to the west of Garstang. Part of the site to the north is currently operated as a logging processing business. The site gradually slopes down from the north-western corner towards the A6 with overall level difference of some 7 metres. There is banking along the A6 where it bridges over the former railway line that bisects the sites east/west.

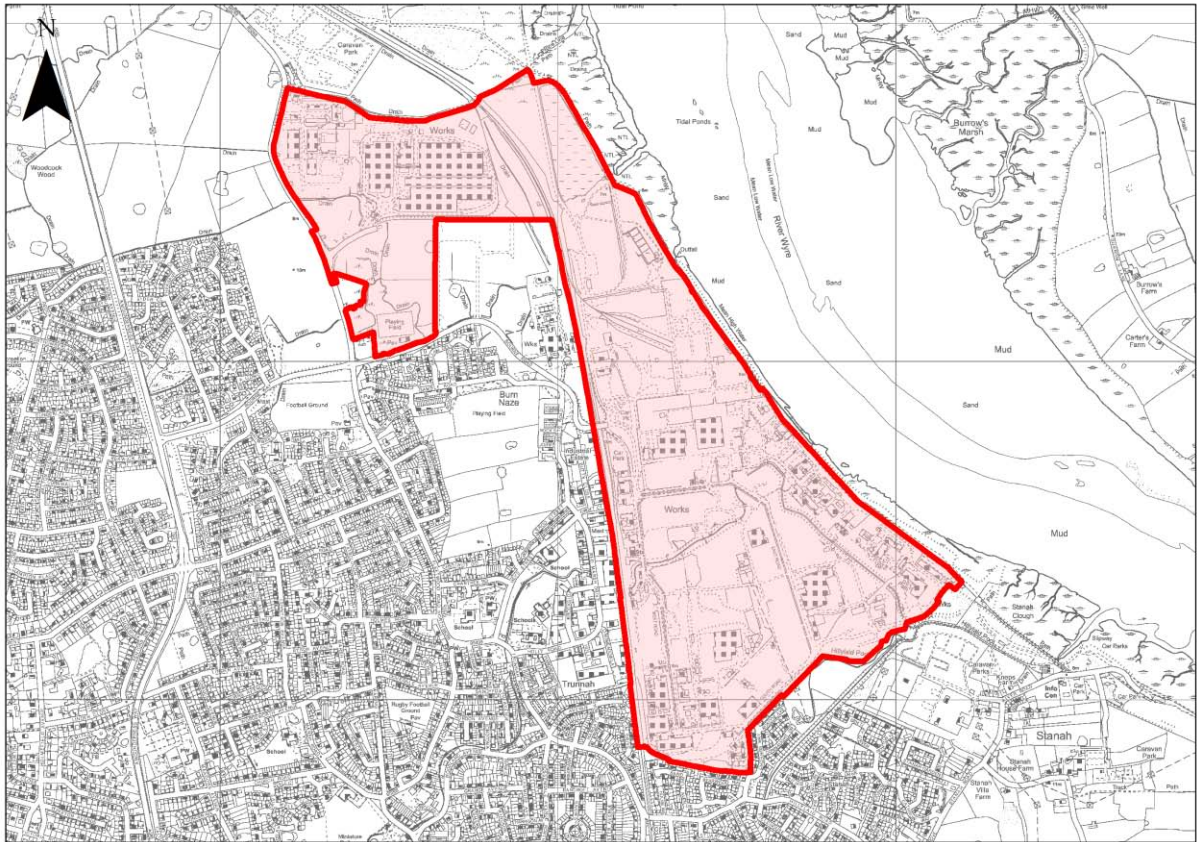
Key Development Considerations

1. This site is to be brought forward in line with a masterplan to be produced covering the whole of the site. The masterplan must be agreed by the local planning authority prior to the granting of planning permission for any part of the site.
2. The development should be supported by a landscape and green infrastructure framework incorporating structured tree planting, on-site open space to include formal and informal play and pedestrian and cycle connectivity within and outside the site. A green link between the site and the town under the A6 should be provided.
3. The design of the development should provide an 'organic' extension to the village. It should utilise important key vistas into the adjoining open countryside and provide a rural transition zone between the development and the wider countryside. Particular attention should be given to the nature and quality of boundary treatments.
4. The development should include a small convenience store of not more than 400sq.m gross.
5. The site lies within Flood Zone 1. Residual surface water should drain to the river Wyre via Ains Pool and the private culvert to the SE and the canal.
6. The site is located on principal and secondary aquifers within Environment Agency's Source protection Zone 3.
7. A financial contribution is required towards Primary Sustainable Transport which includes the improvement of specified junctions in the area and contributions to the A6 Barton to Garstang Sustainable Transport Strategy will be required.
8. The site does not have any nature conservation designations but Lancaster Canal Biological Heritage Site forms the southern boundary of the site. Potential ecological impacts should be considered due to the greenfield nature of the site and features such as hedgerows, trees, ponds and field drains. Mitigation measures for any adverse impact on the ecological value of the site or the BHS including habitat loss should be met in the local area.
9. Completion of appropriate ground investigation work to establish the extent of any ground contamination including the presence of landfill gas and whether any mitigation measures are required due to the presence of historic landfill (railway embankment and filled ponds). A watching brief during development of the site may be necessary.
10. Cathouse Bridge adjacent to the southern end of the site is a grade II listed structure.
11. Part of the site falls within designated Mineral Safeguarding Area within the Joint Lancashire Minerals and Waste Local Plan.
12. A number of trees along Nateby Crossing Lane boundary and within the site are the subject of a Tree Preservation Order.
13. An overhead cable runs north/south towards the eastern boundary and two large diameter drains and a water main cross the site. Access strips will be required.
14. A public right of way runs northward from Croston Barn Lane at the north-eastern corner of the site.

9.5 Hillhouse Technology Enterprise Zone

- 9.5.1** Hillhouse Technology Enterprise Zone is a strategic site on the Fylde Coast and a key area for new employment opportunities in Wyre over the Local Plan period. Policy SA4 requires the delivery of at least 13 hectares for B-class uses and 250 dwellings toward meeting identified employment and housing needs.

Site SA4 – Hillhouse Technology Enterprise Zone, Thornton



Site Description

The site is the former ICI chemical production facility located adjacent to the Wyre Estuary in Thornton. The site contains a range of existing businesses and extensive parcels of vacant land.

Site Area:	137.75 Hectares
Site Delivery:	The site is expected to be fully developed within the Plan period

Hillhouse Technology EZ is a sub regionally significant employment area on the Fylde Coast which will also contribute to local employment needs. It has the potential to accommodate a diverse range of businesses, in particular within the chemical and advance manufacturing and energy sectors.

This site is to be brought forward in line with a Masterplan for the Enterprise Zone to be produced covering the whole of the designated Area. The masterplan must be agreed by the Council prior to the granting of planning permission for any part of the site.

The site must deliver 250 dwellings and at least 13 hectares of employment development within use classes B1, B2 and B8. Other complementary commercial uses including an element of small convenience A1 retail store of not more than 400 sq.m. to support the residential and employment development would be acceptable.

Key Development Considerations

1. The development should be supported by a landscape and green infrastructure framework incorporating structured tree planting, and pedestrian and cycle connectivity within and outside the site.
2. The site is situated adjacent to the Wyre Estuary/Morecambe Bay Special Protection Area (SPA) which is also a designated Ramsar Site and Site of Special Scientific Interest, (SSSI). Three Biological Heritage Sites, (BHS) are located to the north, west and east of the site. Potential ecological impacts should be considered due to the location of site adjacent to the SPA/Ramsar/SSSI, the presence of three BHSs and other features such as ponds and watercourses. A project level Habitat Regulation Assessment (HRA) will be required and should have regard to the mitigation measures in the Habitats Regulations Assessment of the Local Plan.
3. The site is located in Flood Zone 2 and 3 but is protected by flood defences along the estuary. Mitigation measures are required to ensure that the site is safe for the lifetime of the development. An FRA must be carried out and the results used to take a sequential approach to site layout. The FRA must also consider the risk results from a breach at the tidal river embankment adjacent to the lagoon areas. Development must contribute to improvements of this embankment in accordance with EA's Wyre Urban Core Strategy (2012)⁴⁴. Finished floor levels must be above the undefended flood level plus an allowance for climate change for the life of the development. Where finished floor levels cannot be set above the 1 in 200 year plus climate change flood level, the developer must state in their FRA why it is not possible and identify and implement flood proofing/resilience measures that will protect occupants and their property up to that floor level.
4. Residual surface water run-off should drain direct to the river Wyre via Springfield in the north and Royles Brook in the south.
5. The site is previously developed and there is the potential for ground contamination. A desk study will be required followed, if necessary, by more detailed site investigation.
6. A Public Right of Way (PROW) runs along the eastern adjacent Wyre Estuary and along the northern boundary of the site.

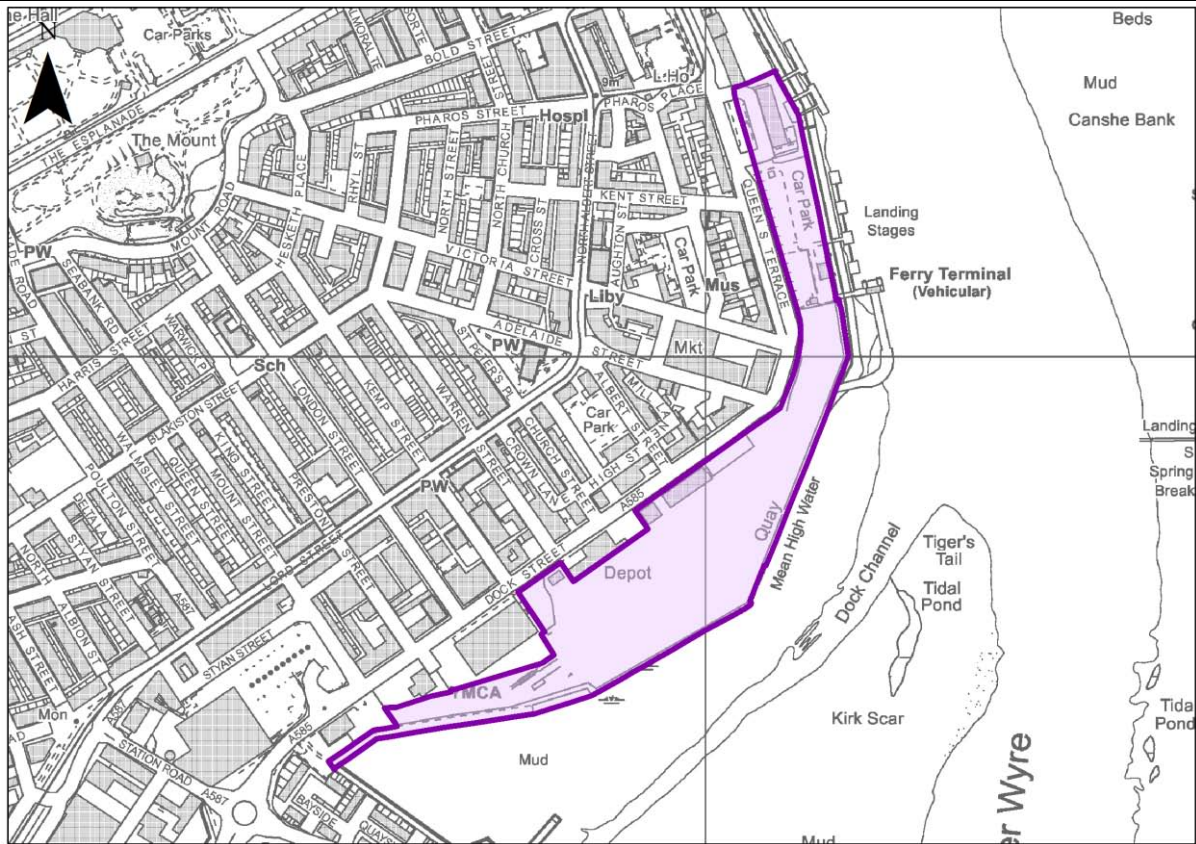
9.6 Fleetwood Port

9.6.1 The Port at Fleetwood ceased operations in 2010 when ferry operator Stena left the Fleetwood site. The Port at Fleetwood remains however a designated port and represents a unique asset in Wyre and the wider Fylde Coast offering the opportunity for a greater diversity in the job offer at Fleetwood and Wyre but also on the Fylde Coast sub-region. The Local Plan aims to support and stimulate port related activity and employment development and bring back into use the Port.

SA5 – Fleetwood Port

⁴⁴ This can be accessed at xxx

Site SA5 – Port of Fleetwood, Fleetwood



Site Description

The site is the former Ro-Ro ferry terminal located at the mouth of the River Wyre and retains its Port designation. The site is previously developed and consists of hard standing.

Site Area:	7.6 Hectares
Employment Delivery:	It is expected that the Port Related operations will resume on the site within the plan period and the site will be fully delivered.

The Port of Fleetwood as shown on the Adopted Policies Map is safeguarded for port related development. Other employment development within use class B1, B2 and B8 will be permitted where it is demonstrated that the development would benefit from the specific port location and it will not prejudice the long term operation of the Port.

The site must deliver at least 7 hectares of port related / development within use class B1, B2 and B8.

Other non-retail commercial and residential development will be supported where it is demonstrated that it will not prejudice the long term operation of the Port.

Key Development Consideration

1. The site lies adjacent to the Wyre Estuary/ Morecambe Bay which is a designated Special Protection Area, (SPA), Ramsar Site and Site of Special Scientific Interest (SSSI).
2. The site lies within Flood Zone 3. Mitigation measures are required to ensure that the

site is safe for the lifetime of the development. An FRA must be carried out and the results used to take a sequential approach to site layout. Finished floor levels must be above the undefended flood level plus an allowance for climate change for the life of the development. Where finished floor levels cannot be set above the 1 in 200 year plus climate change flood level, the developer must state in their FRA why it is not possible and identify and implement flood proofing/resilience measures that will protect occupants and their property up to that floor level. Any development must ensure that the outer revetment acting as flood defences is maintained. A financial contribution towards monitoring of the estuary mudflats will be required. Residual surface water should drain to the river Wyre.

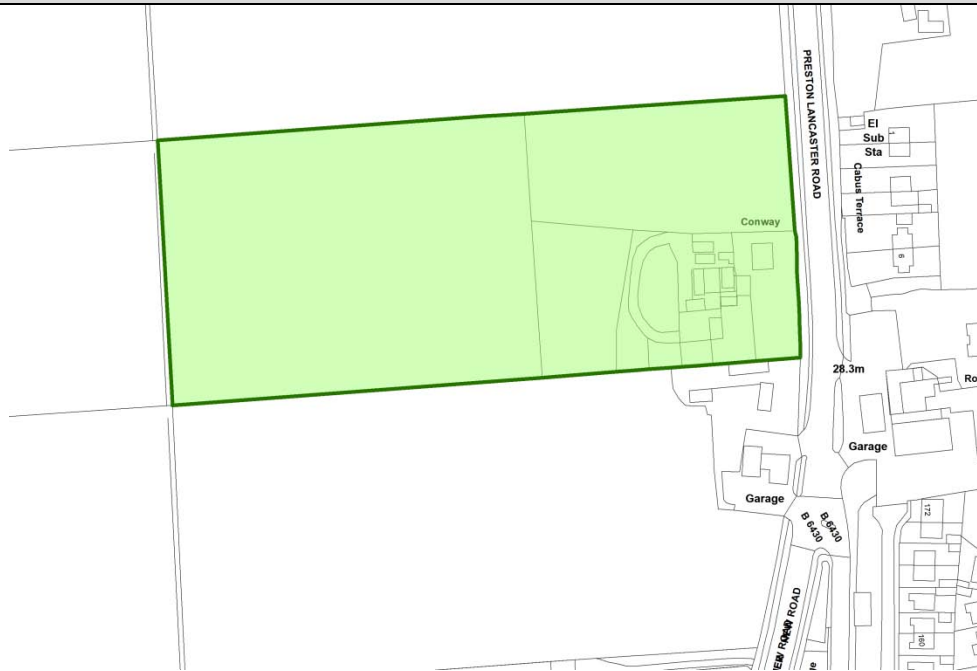
3. Developments should make provision for pedestrian and cycle links to Fleetwood Town Centre and the local highway network.
4. The site is previously developed and there is the potential for ground contamination. A desk study will be required followed, if necessary, by more detailed site investigation.
5. The Fleetwood Conservation area is located to the north of the site. The site is also located within the vicinity of numerous listed buildings.
6. A Public Right of Way runs along the southern, eastern and northern boundary of the site and partially crosses the site.

9.7 Travelling Showpeople Site

9.7.1 Gypsies and Travellers and Travelling Showpeople have specific accommodation requirements. The evidence shows that the Local Plan need to make provision for 20 plots to meet accommodation needs for Travelling Showpeople for the period up to 2031. No need has been identified in Wyre for Gypsy or other type of Traveller accommodation. Policy SA6 allocates land at north Garstang for Travelling Showpeople.

SA6 – Travelling Showpeople Site

Site SA6 – Land at Conway, West of the A6, Garstang



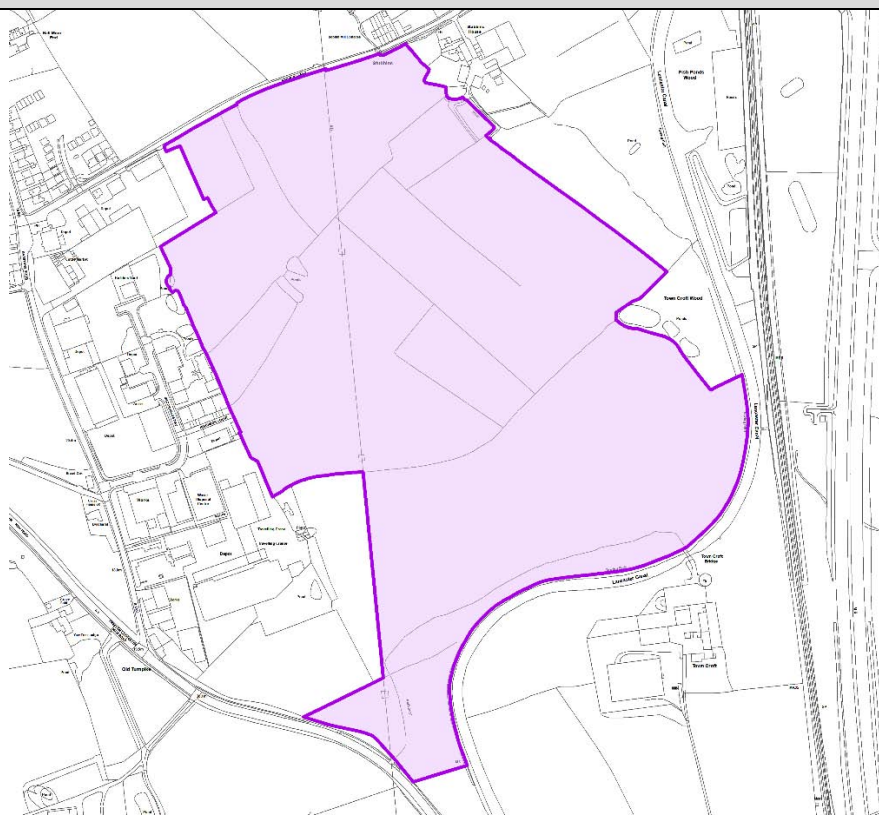
Site Area:	2.43 Hectares
Use:	Travelling Showperson Yard
Site Capacity:	20 pitches
Housing Delivery:	The site is expected to be delivered within the plan period.
Site Description	
A flat rectangular site situated on the north western boundary of Garstang and comprising a residential property, associated outbuildings and large field.	
Key Development Consideration	
<ol style="list-style-type: none"> 1. The site is in Flood Zone 1. Surface water should drain to the river Wyre via local watercourses which forms the western border of the site. 2. A 375mm combined sewer runs north to south through the centre of the site. 3. The site does not have any nature conservation designations. Potential ecological impacts should be considered due to the presence of features such trees, hedgerows and watercourse. Mitigation measures for any adverse impact on the ecological value of the site including habitat loss should be met in the local area. 4. Appropriate regard should be had to the presence of telecoms infrastructure and overhead electricity infrastructure within and in proximity to the site. 	

9.8 Development Opportunity

9.8.1 The site identified in Policy SA7 will form an expansion to Brockholes Industrial Estate. The site is heavily constrained and therefore there is no certainty for its delivery within the Local Plan period. It would be inappropriate to allocate the site towards meeting the identified employment OAN. The purpose of Policy SA7 is to establish the principle of employment development on this land and stimulate the market to resolve issues and bring forward the site. Any development on the site during the period up to 2031 will contribute towards the Local Plan employment land requirements.

SA7 – Brockholes Employment Expansion Site

Site SA7 – Brockholes Industrial Estate Extension, Catterall



Site Area:	32.49 Hectares
Use Class:	B1, B2 and B8 Employment
<p>Site Description</p> <p>The site comprises greenfield land located to the east of an established industrial estate. It would provide an extension to the existing industrial estate.</p>	

Key Development Considerations

1. The allocation is B-class uses. Other non-retail commercial development will be acceptable if it is demonstrated that it would support delivery of B-class uses. Residential development will not be permitted.
2. The extension site is to be brought forward in line with a masterplan to be produced covering the whole of the site. The masterplan must be agreed by the local planning authority prior to the granting of planning permission for any part of the site.
3. Development should be supported by a landscape and green infrastructure framework incorporating structured tree planting and pedestrian and cycle connectivity within and outside the site.
4. Access to the A6 will need to be provided either through -
 - a. The existing industrial estate onto Garstang Road (B6430) with improvements to the A6/B6430 junction, or
 - b. Direct access from the southern extent of the site onto the A6.
5. The Lancaster Canal is located to the eastern and southern edge of the extension site. An appropriate landscape buffer will be required.
6. The site does not have any nature conservation designations but the adjoining Lancaster Canal is a designated Biological Heritage Site. Potential ecological impacts should be considered due to the greenfield nature of the site and features such as hedgerows, trees and ponds. Mitigation measures for any adverse impact on the ecological value of the site and the adjoining brook including habitat loss should be met in the local area.
7. Some trees on the site are protected by Tree Preservation Orders.
8. A High Pressure gas pipeline runs north – west across the site and three united utility pipelines run east – west across the southern part of the site. A high voltage electricity pylon crosses the site in a north – south direction. Development need to ensure that any easements Health and Safety Executive Consultation Zones requirements are met.
9. Stubbins Bridge and Town Croft Bridge over the canal are both Grade II buildings to the North East and South of the site.
10. Part of the site area is designated as Mineral Safeguarding Areas within the Joint Lancashire Minerals and Waste Local Plan.
11. The site lies within Flood Zone 1 apart from a small area of the site to the north within Flood Zone 2 and 3. Development within Flood Zones 2 and 3 will not be permitted.
12. Residual surface water should drain direct to the canal and or river Calder.

10 Monitoring the Local Plan

10.1.1 A key feature of the Local Plan is its successful implementation of a coherent, robust and flexible monitoring process that will enable Wyre Council to respond quickly to changing circumstances. This enables different parts of the plan to be updated as and when needed.

10.1.2 The main mechanism for monitoring the performance and effects of the Local Plan will be through the Authority's Monitoring Report (AMR). The Localism Act 2011 requires local authorities to prepare AMRs to assess the implementation of the Local Development Scheme (LDS), and the extent to which policies and proposals set out in local development documents are being successfully implemented.

10.1.3 The implementation of the Local Plan will be monitored through a schedule of **Performance Monitoring Indicators (PMI)** on an annual basis, as shown in table 10.1. These will provide an accurate indication of the performance of the Local Plan against the strategic objectives (page 27) and the local plan policies (pages 32 – 70) having regard to a realistic assessment of the available sources to Wyre Council. The site allocation policies will be monitored via the PMIs. Through the monitoring process, the AMR will identify any issues that need to be rectified, either by the local authority or its partners, to improve delivery. Ultimately, the AMR might recommend the need for a partial or full review of the Local Plan.

10.1.4 As well as monitoring the strategic objectives and local plan policies, the AMR will also monitor contextual information (e.g. population growth, age rates) for the district as a whole to review the baseline conditions in the borough to assess the extent that the local plan spatial strategy is being delivered, remains appropriate and is sustainable.

10.1.5 The AMR will also monitor the indicators set out in the monitoring framework of the Local Plan Sustainability Appraisal⁴⁵ which assesses the social, economic and environmental impacts of a plan and aims to ensure that sustainable development is at the heart of the plan-making process.

10.1.6 The AMR will also monitor/review the progress against the Infrastructure Delivery Plan (IDP) and outline the council's actions under the Duty to Co-operate requirements with neighbouring authorities.

10.1.7 As part of the plan, monitor and manage approach, the indicators and targets will be reviewed throughout the plan period to assess their suitability and so they remain appropriate. Additional indicators may also be included in the AMR which are not included in Table 10.1. It must be recognised that in relation to some indicators the impact of the local plan can only be determined after a number of years.

⁴⁵ Insert link to SA XXXX

TABLE 10.1: LOCAL PLAN PERFORMANCE MONITORING INDICATORS (PMI)

Performance Monitoring Indicators (PMI)		Target /Outcomes	Strategic Policies (SP)	Core Development Management Policies (CDMP)	Housing (HP)	Economy (EP)	Source
Strategic Objective 1							
PMI1	Available employment land, by area (ha)	No target, monitor availability	1			1	Wyre Council
PMI2	Amount of gross employment land (Ha) and net floorspace (smq) developed, by type: a) on allocated employment sites (including mix use) b) in existing employment areas c) Hillhouse Technology Enterprise Zone d) other	43 hectares	1, 2			1, 2, 3, 8	Wyre Council
PMI3	Amount of gross employment land (Ha) and net floorspace (smq) with extant planning permission, by type: a) on allocated employment sites (including mix use) b) in existing employment areas c) Hillhouse Technology Enterprise Zone d) other	To meet requirements	1, 2			1,2, 3, 8	Wyre Council
PMI4	Amount of gross employment land (Ha) and net floorspace (smq) lost to alternative uses (non B use class): a) on allocated employment sites (including mix use) b) in existing employment areas c) Hillhouse Technology Enterprise Zone (regarding employment sites only) d) other	No overall loss				1, 2, 3	Wyre Council
PMI5	Number of wards with LSOAs in bottom 10% most deprived for employment deprivation	Decrease over plan period	1, 2				Department for Communities and Local Government (DCLG)
Strategic Objective 2							
PMI6	Number, type and amount of financial contributions through CIL and/or S106 towards education	No Target. Monitor contributions	7				Wyre Council

Performance Monitoring Indicators (PMI)		Target /Outcomes	Strategic Policies (SP)	Core Development Management Policies (CDMP)	Housing (HP)	Economy (EP)	Source
PMI7	Number and distribution of wards with LSOAs in the bottom 10% nationally for education, skills and training deprivation	Decrease over plan period	1				Department for Communities and Local Government (DCLG)
Strategic Objective 3							
PMI8	5 year supply of deliverable housing	100%			1		Wyre Council
PMI9	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	Meet local minimum target of providing 8,224 net new homes 2011-2031 (411 per annum)	1		1		Wyre Council
PMI10	Net additional dwellings on each housing allocation a) completions since 2011 b) with extant planning permission	Monitor take up	1		1		Wyre Council
PMI11	% and number of affordable homes, by type and settlement: a) completed annually b) with extant planning permission	Measure % against Local Plan Policy Standards, by settlement	1, 2		3		Wyre Council
PMI12	Number and amount of major developments providing affordable housing financial contributions:	Monitor take up/contributions	1, 2, 7		3, 7		Wyre Council
PMI13	Percentage and number of major developments providing housing for older people and people with restricted mobility	Monitor take up	1, 2		2		Wyre Council
PMI14	Net additional dwellings, by type and beds: a) in current year b) with extant planning permission	Monitor take up/change			2		Wyre Council
PMI15	Amount of permanent and transit pitch provision for gypsies and travellers	Monitor take up	1, 2		8		Wyre Council
PMI16	Amount of permanent plot provision for travelling showpeople	To meet locally identified need (GTAA as minimum)	1, 2		8		Wyre Council

Performance Monitoring Indicators (PMI)		Target /Outcomes	Strategic Policies (SP)	Core Development Management Policies (CDMP)	Housing (HP)	Economy (EP)	Source
PMI17	Number of buildings converted in to Houses of Multiple Occupancy (HMOs)	Monitor take up			10		Wyre Council
Strategic Objective 4							
PMI18	Net additional retail floorspace developed, by type: a) in town centres b) in primary shopping areas c) in district, local and neighbourhood centres d) other	No Target. Monitor take up	2			4, 5, 6, 7, 8	Wyre Council
PMI19	Net additional retail floorspace with extant planning permission, by type: a) in town centres b) in primary shopping areas c) in district, local and neighbourhood centres d) other	No Target. Monitor take up	2			4, 5, 6, 7, 8	Wyre Council
PMI20	Changes to to defined primary and secondary shopping frontages	Monitor change				6	Wyre Council
PMI21	Ground floor vacancy rates for Cleveleys, Fleetwood, Garstang, Poulton and Thornton	No Target. Monitor change	2			4	Wyre Council
Strategic Objective 5							
PMI22	Percentage of new dwellings approved within 1km of key services	Monitor take up	2				Wyre Council
PMI23	Number, type and amount of financial contributions through CIL and/or S106 towards health care	No Target. Monitor contributions	7				Wyre Council
PMI24	Number, type and amount of financial contributions through CIL and/or S106 towards other infrastructure	No Target. Monitor contributions	7				Wyre Council
PMI25	Number of community facilities, by type and settlement: a) completed annually b) with extant planning permission c) loss to alternative uses	No target. Monitor change				11	Wyre Council
Strategic Objective 6							

Performance Monitoring Indicators (PMI)		Target /Outcomes	Strategic Policies (SP)	Core Development Management Policies (CDMP)	Housing (HP)	Economy (EP)	Source
PMI26	Length of total and new dedicated pedestrian and cycle routes	Increase	2, 7, 8	3, 6			Lancashire County Council (LCC)
PMI27	No. of developments receiving planning permission with agreed travel plan	No target		6			Wyre Council
PMI28	Number, type and amount of financial contributions through CIL and/or S106 towards highways	No Target. Monitor contributions	17	6			Wyre Council
PMI29	Percentage and number of new dwellings built within 1km of a bus stop	Monitor take up	2	6			Wyre Council
Strategic Objective 7							
PMI30	Number and change in areas of biodiversity, geological and landscape importance (i.e. loss or additions (ha) of AONB, SSSIs, GHS, BHS etc.)	No Loss (ha)	1, 2, 5	4			Wyre Council, Natural England (NE)
PMI31	Amount of new development within areas of biodiversity, geological and landscape importance: a) completed annually b) with extant planning permission	No development unless justified	1,2, 5, 7	4			Wyre Council
PMI32	Condition of SSSIs	95% of SSSIs in favourable or recovering condition	1, 2	4			Natural England (NE)
PMI33	Number of Biological Heritage Sites (BHS) under active management.	Monitor over plan period	1, 2	4			Lancashire County Council (LCC)
PMI34	Loss of the best and most versatile agricultural land*	No target. Monitor loss	1, 2	4			Wyre Council
PMI35	Gain/Loss/Number of: a) conservation Areas b) scheduled monuments c) listed buildings d) parks and Gardens	Monitor Change		5			Wyre Council
PMI36	Number of scheduled monuments and listed buildings considered to be at risk	No increase		5			English Heritage's Buildings at Risk Register
Strategic Objective 8							

Performance Monitoring Indicators (PMI)		Target /Outcomes	Strategic Policies (SP)	Core Development Management Policies (CDMP)	Housing (HP)	Economy (EP)	Source
PMI37	Number of new developments (by type) in the Green Belt: a) completed annually b) with extant planning permission	No development unless justified	2, 3				Wyre Council
PMI38	Number of new developments (by type) in the Countryside: a) completed annually b) with extant planning permission	No development, unless justified	1, 2, 4		4, 5, 6, 7	8	Wyre Council
Strategic Objective 9							
PMI39	Length of total and new dedicated public rights of way (PROW)	Increase	2, 7, 8	3, 4, 6			Lancashire County Council (LCC)
PMI40	Number of total and new green flag status parks	Increase over plan period	1, 2	4			Wyre Council
PMI41	Amount of Green Infrastructure lost to development (ha)	No Loss (ha)	1, 2	4	9		Wyre Council
PMI42	Amount of new green infrastructure (including public open space) provided through new development: a) on-site b) off-site contributions through CIL and/or S106 agreements	No Target. Monitor take up/contributions	1, 7,8	3, 4	9		Wyre Council
PMI43	Number of open space sites above 80% quality score	Increase over plan period	1, 2	3, 4	9		Wyre Council
PMI44	Number of wards with LSOAs in the bottom 10% most deprived for health deprivation	Decrease over plan period	1, 2, 8				Department for Communities and Local Government (DCLG)
PMI45	Number of Health Impact Assessments (HIA)	Monitor take up	8				Wyre Council
Strategic Objective 10							
PMI46	Per capita amount of CO2 emissions in the LA area	No target, monitor change				12	Department of Energy and Climate Change(DECC)
PMI47	New renewable energy installations, by type (Feed in tariff in MW)	Increase	2			12	Department for Business, Energy & Industrial Strategy (BEIS)
PMI48	Number of Electric Vehicle Recharging Points	Increase over plan period	2	1, 6		12	Wyre Council

Performance Monitoring Indicators (PMI)		Target /Outcomes	Strategic Policies (SP)	Core Development Management Policies (CDMP)	Housing (HP)	Economy (EP)	Source
Strategic Objective 11							
PMI49	Number of planning permissions granted contrary to Environment Agency advice in areas at risk from flooding	None (0)	2	2			Environment Agency (EA)
PMI50	Number of planning permissions granted contrary to Environment Agency advice on water quality grounds	None (0)	2	2			Environment Agency (EA)
PMI51	Upgrading of flood defences to 1 in 200 year standard at: 1) Rossall Hospital to Fleetwood Golf Course 2) Fleetwood Docks to Hillhouse 3) Hillhouse to Stanah	1) Completion by 2018 2) TBC 2) TBC	2, 7	2			Wyre Council
PMI52	Number of planning permissions incorporating SuDS	No Target. Monitor improvement	2, 7	2			Wyre Council
PMI53	Inappropriate development in the Coastal Change Management Area: a) completed annually b) with extant planning permission	Monitor take up	4				Wyre Council
PMI54	Number, type and amount of financial contributions through CIL and/or S106 towards flood prevention	No Target. Monitor contributions	7	2			Wyre Council
PMI55	Measure air pollutants within Air Quality Management Areas (AQMA)		1	1			Department for Environment, Food and Rural Affairs (DEFRA)
PMI56	Number of total and new AQMAs designated in the Borough			1			Wyre Council
PMI57	Bathing water quality	Improve to 'Excellent' rating	1	4			Environment Agency (EA)
PMI58	Number of planning permissions granted contrary to HSE advice	None (0)		1			Wyre Council
Strategic Objective 12							

Performance Monitoring Indicators (PMI)		Target /Outcomes	Strategic Policies (SP)	Core Development Management Policies (CDMP)	Housing (HP)	Economy (EP)	Source
PMI59	Number and distribution of wards with LSOAs in the bottom 10% most deprived for crime deprivation.	Decrease over plan period	1	3			Department for Communities and Local Government (DCLG)
PMI60	Number of LSOAs in the bottom 10% most deprived for barriers to housing and services provision deprivation.	Decrease over plan period	1, 2	6			Department for Communities and Local Government (DCLG)
PMI61	Number and location of wards with LSOAs in the bottom 10% nationally for Living Environment deprivation	Decrease over plan period	1, 2	1			Department for Communities and Local Government (DCLG)
PMI62	Number of wards with LSOAs in bottom 10% most deprived for income deprivation	Decrease over plan period	1				Department for Communities and Local Government (DCLG)
PMI63	Crime rates per 1,000 of the population for key offences.	Decrease over plan period		3			British Crime Survey

*Note: Only a small percentage of grade 3 land in Wyre has been divided in to grade 3a and 3b.

11 Glossary

Appropriate Assessment: also known as a Habitat Regulation Assessment is required in order to assess the potential effect of the Local Plan on the integrity of a Natura 2000 site e.g. a Special Protection Area (SPA) or Special Areas of Conservation (SAC).

Authorities Monitoring Report (AMR): a report produced by a local planning authority that assesses the progress and the effectiveness of the Local Plan.

Area of Outstanding Natural Beauty (AONB): AONB's are designated by Natural England. They represent the nation's finest landscapes. They are designated to safeguard and enhance their natural beauty.

Biological Heritage Site (BHSs): identified by Lancashire County Council, BHS are the most important non-statutory wildlife sites. For example; ancient woodland, species rich grassland and bogs.

Conservation Areas: areas formally designated by local planning authorities for their special architectural or historical interest.

Department for Communities and Local Government (DCLG): is the Government Department responsible for planning matters, with the responsibility to promote community cohesion and equality, as well as housing, urban regeneration, planning and local government.

Duty to Co-operate: a legal duty on local planning authorities to engage constructively and actively and to address strategic cross-boundary matters in preparing Local Plans.

Evidence Base: the information and data gathered by the local planning authority to justify the policy approach set out in the Local Plan.

Examination: the local planning authority must submit the Local Plan for examination. The examination is carried out by an independent Planning Inspector to consider whether the Local Plan is 'sound' and meets the 'legal compliance'.

Green Belt: An area of land largely around built up areas designated to protect the land from development. The purposes are to restrict urban sprawl, safeguard the countryside, preserve the character of historic towns and to encourage the use of previously development land for development.

Greenfield: Land not previously developed (PDL), usually agricultural land.

Habitats Regulations Assessment: *please see Appropriate Assessment.*

Index of Multiple Deprivation (IMD): The IMD is a set of six indicators (income; employment; health deprivation and disability; education; skills and training; housing; and geographical access to services) to help identify areas for regeneration, at ward level.

Infrastructure Delivery Plan (IDP): a plan produced in parallel to preparing the Local Plan which assesses the impacts of the proposed development on infrastructure and sets out necessary infrastructure required to support proposed development.

Local Geodiversity Sites (LGS): are protected in the same way as Biological Heritage Sites, to recognise and protect the importance of certain landforms and geological features.

Legal Compliance: refers to whether the Local Plan complies with legal requirements in planning legislation.

Local Development Scheme (LDS): sets out the council's time scale for the preparation and production of the Local Plan.

ONS (The Office for National Statistics): ONS is the executive office of the UK Statistics Authority and is the UK Government's single largest statistical producer. ONS produces independent information to improve our understanding of the UK's economy and society.

National Planning Policy Framework (NPPF): sets out the Government's planning policies for England and how these are expected to be applied.

Neighbourhood Planning: gives town and parish councils or newly formed neighbourhood forums the opportunity to prepare with the community they represent a planning document to shape the places where they live and work.

Previously Developed Land (PDL), also known as Brownfield: Land previously developed on or was occupied by a permanent structure. Usually associated with derelict urban land.

Policies Map: An Ordnance Survey based map, which geographically explains the policies and proposals in the Local Plan.

Ramsar: Sites designated under the European Ramsar Convention which provide a framework for national and international co-operation to protect wetlands and their resources of international importance, particularly as waterfowl habitats

Section 106 Agreement: is a legal agreement under section 106 of the 1990 Town & Country Planning Act. Section 106 agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken.

Site of Special Scientific Interest (SSSIs): is an area that has been identified under the Wildlife and Countryside Act 1981 as an area as special interest. Related to the natural heritage of wildlife habitats, geological or physiological features of the site.

Soundness: the Local Plan has to be 'sound' to be adopted. The tests are carried out at the examination to ensure that it has met all the requirements that are expected and has evidence to support the proposals.

Special Area of Conservation (SACs): SACs are designated sites protected under the European Community Habitats Directive, to protect internationally important natural habitats and species.

Special Protection Area (SPAs): SPAs are designated sites protected under the European Community Directive on the conservation of wild birds, also known as the Birds Directive.

Statement of Community Involvement (SCI): a document that sets out how the council will involve the community at every stage in the preparation of the Local Plan.

Sustainability Appraisal (SA): an appraisal of the social, economic and environmental effects of the Local Plan to ensure it reflects sustainable development objective.

Appendix A: Superseded Policies

To be inserted

Appendix B: Car Parking Standards

Class	Broad class use	Specific Land use	Maximum Parking Standard (Gross floor area)	Mobility Parking based on TA leaflet 5/95	Cycle parking	Motorcycle parking
A1	Shops	Food retail	1 per 14sqm	Up to 200 parking bays provide 3 bays or 6% Over 200 parking bays provide 4 bays +4%	10%	4%
		Non- food retail	1 per 20sqm	Up to 200 parking bays provide 3 bays or 6% Over 200 parking bays provide 4 bays +4%	10%	4%
		Exterior floor space for Garden Centre, DIY warehouse, etc.	1 per 40sqm	Up to 200 parking bays provide 3 bays or 6% Over 200 parking bays provide 4 bays +4%	10%	4%
A2	Financial and Professional Services	Banks, Building societies, betting offices, estate and employment agencies, professional and financial services	1 per 30sqm	Up to 200 parking bays provide 3 bays or 6% Over 200 parking bays provide 4 bays +4%	10%	4%
A3	Restaurants and cafes	Restaurants, cafes, snack bars, fast food and drive through in relation to customer floor area	1 per 5sqm	Up to 200 parking bays provide 3 bays or 6% Over 200 parking bays provide 4 bays +4%	10%	4%

Class	Broad class use	Specific Land use	Maximum Parking Standard (Gross floor area)	Mobility Parking based on TA leaflet 5/95	Cycle parking	Motorcycle parking
	Drinking Establishments	Public houses, Wine bars, other drinking establishments in relation to customer floor area	1 per 5sqm	Up to 200 parking bays provide 3 bays or 6% Over 200 parking bays provide 4 bays +4%	10%	4%
B1	Business	Office, business park, Research and Development	1 per 30sqm	Up to 200 parking bays provide 1 bay per disabled staff + 2 bays or 5% Over 200 parking bays provide 6 bays +2%	10%	4%
		Call centres	1 per 30sqm	Up to 200 parking bays provide 1 bay per disabled staff + 2 bays or 5% Over 200 parking bays provide 6 bays +2%	10%	4%
		Light Industry	1 per 45sqm	Up to 200 parking bays provide 1 bay per disabled staff + 2 bays or 5% Over 200 parking bays provide 6 bays +2%	10%	4%
B2	General Industry	General Industry	1 per 45sqm	Up to 200 parking bays provide 1 bay per disabled staff + 2 bays or 5% Over 200 parking bays provide 6 bays +2%	10%	4%

Class	Broad class use	Specific Land use	Maximum Parking Standard (Gross floor area)	Mobility Parking based on TA leaflet 5/95	Cycle parking	Motorcycle parking
B8	Storage and Distribution	Storage and Distribution	1 per 200sqm	Up to 200 parking bays provide 1 bay per disabled staff + 2 bays or 5% Over 200 parking bays provide 6 bays +2%	10%	4%
C1	Hotels	Hotels, Motels, Boarding Houses and Guest Houses	1 per bed	Up to 200 parking bays provide 3 bays or 6% Over 200 parking bays provide 4 bays +4%	10%	4%
C2	Residential Institutions	Residential care Homes, Nursing Homes	1 per 5 residents	Up to 200 parking bays provide 3 bays or 6% Over 200 parking bays provide 4 bays +4%	10%	4%
		Training Centres and Colleges	1 per bed (short courses up to one month) 2 per bed (longer courses over one month)	Up to 200 parking bays provide 3 bays or 6% Over 200 parking bays provide 4 bays +4%	10%	4%
		Residential Schools and Colleges	As day school / colleges + 1 space per 20 beds	Up to 200 parking bays provide 3 bays or 6% Over 200 parking bays provide 4 bays +4%	10%	4%

Class	Broad class use	Specific Land use	Maximum Parking Standard (Gross floor area)	Mobility Parking based on TA leaflet 5/95	Cycle parking	Motorcycle parking
		Hospitals	1 per bed including those used for short stay operations	Up to 200 parking bays provide 3 bays or 6% Over 200 parking bays provide 4 bays +4%	10%	4%
C3	Dwelling Houses	Single Bed housing	1 per dwelling. Garages less than 3.0x6.0m (internal dimensions) do not count as parking space		1 per dwelling	
		Sheltered housing	1 per 3 dwellings. Garages less than 3.0x6.0m (internal dimensions) do not count as parking space		1 per 3 dwellings	4%
		2 - 3 bedroom housing	2 per dwelling. Garages less than 3.0x6.0m (internal dimensions) do not count as parking space		2 per dwelling	
		4 + bedroom housing	3 per dwelling. Garages less than 3.0x6.0m (internal dimensions) do not		4 per dwelling	

Class	Broad class use	Specific Land use	Maximum Parking Standard (Gross floor area)	Mobility Parking based on TA leaflet 5/95	Cycle parking	Motorcycle parking
			count as parking space			
		Communal Parking	Average 1.5 per dwelling	10%	2 per dwelling	4%
C4	Houses in Multiple Occupation	Use of dwellinghouse by 3-6 residents as a 'house in multiple Occupation (HMO)	2 per 3 bedrooms			
D1	Non-residential Institutions	Medical and Health facilities	4 per consulting room	Up to 200 parking bays provide 3 bays or 6% Over 200 parking bays provide 4 bays +4%	10%	4%
		Creche, Day nurseries, day centres	1.5 per 2 staff and drop off zone for 1 space per 10 children	Up to 200 parking bays provide 3 bays or 6% Over 200 parking bays provide 4 bays +4%	10%	4%
		Primary and Secondary Schools	1 per classroom and activity area.	10%	1 space per 5 staff + 1 space per 3 students	4%
		Sixth form,	1 per classroom and activity area.	10%	1 space per 5 staff + 1 space	4%

Class	Broad class use	Specific Land use	Maximum Parking Standard (Gross floor area)	Mobility Parking based on TA leaflet 5/95	Cycle parking	Motorcycle parking
					per 3 students	
		Further Education, Higher Education	1 per 2 full time staff - PPG 13 also requires 1 space per 15 students (not full time equivalent)	10%	1 space per 5 staff + 1 space per 3 students	4%
		Training and Conference centres	1 per 35sqm	Up to 200 parking bays provide 3 bays or 6% Over 200 parking bays provide 4 bays +4%	10%	4%
		Art Galleries, Museums and Libraries	1 per 30sqm	Up to 200 parking bays provide 3 bays or 6% Over 200 parking bays provide 4 bays +4%	10%	4%
		Public Halls, Public Worship	1 per 10sqm	Up to 200 parking bays provide 3 bays or 6% Over 200 parking bays provide 4 bays +4%	10%	4%
D2	Assembly and Leisure	Cinemas, Bingo halls, Conference Centre, Music halls and Concert Facilities	1 per 5 seats	Up to 200 parking bays provide 3 bays or 6% Over 200 parking bays provide 4 bays +4%	10%	4%

Class	Broad class use	Specific Land use	Maximum Parking Standard (Gross floor area)	Mobility Parking based on TA leaflet 5/95	Cycle parking	Motorcycle parking
		General Leisure, Dance Halls (not night clubs), Swimming baths, Skating rinks and Gymnasiums	1 per 22sqm	Up to 200 parking bays provide 3 bays or 6% Over 200 parking bays provide 4 bays +4%	10%	4%
		Outdoor playing pitches	12 per ha pitch area	Up to 200 parking bays provide 3 bays or 6% Over 200 parking bays provide 4 bays +4%	10%	4%
		All seater Stadiums	1 per 15 seats	Up to 200 parking bays provide 3 bays or 6% Over 200 parking bays provide 4 bays +4%	10%	4%
		Other Stadiums	based on merits and location.	Up to 200 parking bays provide 3 bays or 6% Over 200 parking bays provide 4 bays +4%	10%	4%
Misc	Houses in multiple occupation (HMO)	Large HMOS 6 + occupants	1 per 1 bedroom			
	Cash and Carry wholesale	Cash and Carry wholesale	1 per 40sqm	Up to 200 parking bays provide 3 bays or 6% Over 200 parking bays provide 4 bays +4%	10%	4%

Class	Broad class use	Specific Land use	Maximum Parking Standard (Gross floor area)	Mobility Parking based on TA leaflet 5/95	Cycle parking	Motorcycle parking
	Car sales	Car sales	1 per 50sqm of showroom	Up to 200 parking bays provide 3 bays or 6% Over 200 parking bays provide 4 bays +4%	10%	4%
	Fuel Filling Station	Fuel Filling Station	1 per pump + standard requirement for any retail area associated with the garage.	1 space minimum	10%	4%
	Vehicle repair and Service stations	Vehicle repair and Service stations	1 per 50sqm	Up to 200 parking bays provide 3 bays or 6% Over 200 parking bays provide 4 bays +4%	10%	4%

Notes:

- (1) Car parking spaces occupy a space 2.4m by 4.8m but parking spaces in front of a garage should be 2.4m by 6m to allow for opening/closing of a up and over door or 2.4m by 5.5m with a roller shutter door.
- (2) Relaxation of the parking standards may be accepted in highly accessible locations.
- (3) On main roads, such as classified roads or roads with a speed limit greater than 30mph, turning space should be provided within the site. Proposals that result in the loss of existing manoeuvring facilities are unlikely to be acceptable. Where gates are proposed, they should be positioned a minimum of 6m back from the public highway to allow a vehicle to pull off the carriageway even when gates are closed. Appropriate visibility will also be needed, the standards for which will vary depending on the location and site.
- (4) Car parking dimensions -
 - a) 2.4x5m; or 2.4x5.5m for spaces within the curtilage of a building
 - b) Residential Garage minimum internal 3x6m
 - c) Mobility impaired 3.6x5m
 - d) Parent and child parking 3.6x5m

Appendix C: Poulton-le-Fylde Highway Mitigation Strategy

To be inserted

Appendix D: A6 Corridor Highway Mitigation Strategy

To be inserted

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WYRE LOCAL PLAN TO 2031

Sustainability Appraisal Report

Non-Technical Summary

AUGUST 2017

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Abbreviations

AA	Appropriate Assessment
AAP	Area Action Plan
AMR	Annual Monitoring Report
AONB	Area of Outstanding Natural Beauty
AQMA	Air Quality Management Area
BAP	Biodiversity Action Plan
BHS	Biological Heritage Site
cSAC	Candidate Special Area of Conservation
DCLG	Department of Communities and Local Government
DPD	Development Plan Document
FZ	Flood Zone
HRA	Habitats Regulations Assessment
IMD	Index of Multiple Deprivation
LA	Land Allocation
NPPF	National Planning Policy Framework
NPPG	National Planning Policy Guidance
NTS	Non-Technical Summary
pSPA	Potential Special Protection Area
RIGS	Regionally Important Geological/Geomorphological Site
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SCI	Sites of Community Importance
SCS	Sustainable Community Strategy
SEA	Strategic Environmental Assessment
SPA	Special Protection Area
SSSI	Site of Special Scientific Interest
SuDS	Sustainable (urban) Drainage System

1 INTRODUCTION

This Non-Technical Summary has been prepared to accompany the combined Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) (hereafter referred to as SA) prepared for the emerging Local Plan to 2031 (hereinafter referred to as the 'Local Plan') for Wyre Borough Council.

The new Local Plan is scheduled for adoption in 2018 and will replace the existing Wyre Local Plan that was adopted in July 1999 and the Fleetwood -Thornton Area Action Plan that was adopted in 2009.

The potential impacts of the Local Plan have been assessed in accordance with requirements of the UK SEA regulations. The SA process, its outcomes and recommendations are reported in the main SA Report of which this report is a summary.

This document is the Non-Technical Summary (NTS) of the SA Report. It outlines in plain English the process that has been followed, beginning with scoping, which sets out the context, evidence base (or "baseline") and proposed method for the assessment, and culminating in submission of the SA Report for consultation, as well as setting out key findings of the assessment.

The Local Plan, SA Report and this NTS will be made available for comment during the public consultation.

2 WHAT IS SA?

SA is a process for assessing social, economic and environmental impacts of a plan and aims to ensure that sustainable development is at the heart of the plan-making process.

It is a legal requirement that a Local Plan is subject to SA; this is set out in the Town and Country Planning (Local Planning), England Regulations 2012. Guidance stipulates that the SA must comply with the requirements of the SEA Regulations, which transpose the SEA Directive into UK law.

SEA is a systematic process for evaluating the environmental consequences of plans and programmes to ensure that environmental issues are integrated and assessed at the earliest opportunity in the decision-making process.

It is possible to combine the processes of SEA and SA because they share a number of similarities.

The guidance which requires that SA and SEA be conducted as a combined process (i.e. a process which assesses social, economic and environmental effects) is that published by the UK Government. Whilst there are formalised approaches for both SA and SEA, only SEA has a legal obligation to perform certain activities.

3 DRAFT LOCAL PLAN STRATEGIC POLICIES AND LAND ALLOCATIONS

Wyre Borough Council is located within the County of Lancashire (refer to Figure 1) and the Council is preparing a new Local Plan which will provide a planning and development strategy to guide future development in Wyre up to 2031. The Local Plan sets out the strategic vision, local plan objectives and the development strategy for the borough.

The Local Plan also includes land allocations which identify land which meets development needs and protects sites important for their environmental, social or economic importance.

Figure 1 Overview map of the Lancashire County district



4 SCOPE OF THE SA

The SA process commenced in the summer of 2014 with a Scoping Study which set the scope and level of detail of the SA. In summer 2015, an SA of the Local Plan Issues and Options was undertaken which appraised the emerging vision and objectives and draft development and policy area options.

The geographical scope of the SA has been driven by the geographical scope of the Local Plan i.e. the Wyre borough. For the allocations within the Local Plan, the SA considered the spatial extent of their likely impacts. In some cases, the impacts were local to the site and in others were predicted to be more wide-ranging.

The Local Plan is intended to cover a 20-year period, and so the timescale reflected in the SA is 2011 – 2031. If there are likely to be any sustainability effects of the Local Plan that would last longer than this, these have also been considered.

5 KEY SUSTAINABILITY ISSUES

To enable a robust assessment of the Local Plan, information was collected to understand the existing conditions and characteristics of the borough. This included aspects such as population dynamics, levels of deprivation, health, environmental resources, employment patterns and the condition of housing stock and its affordability.

The baseline information was then used as the basis for identifying key sustainability issues in the borough.

Table 1 presents the key issues that were identified during the review of baseline information.

Table 1 Key Sustainability Issues

Topic	Summary
Population	<ul style="list-style-type: none"> ▪ The borough has a large elderly and aging population with lower levels of young people remaining in the borough. ▪ Access to services within the urban areas of the borough is relatively good. However, access to services in the rural areas of the borough is more of an issue particularly for elderly residents. ▪ Availability of health care provision, in particular, is likely to be an issue for elderly residents in some settlements. ▪ There are potential challenges that could arise in the future relating to the type and tenure of housing provision on offer in the borough.
Education and Qualifications	<ul style="list-style-type: none"> ▪ Educational attainment in the borough is good compared to county, regional and national levels and should be maintained although there are some concentrations of poor attainment. ▪ There is a lower than average number of people attaining level 3 and level 4 qualifications in the borough which may have implications for the type of employment developing in the borough now and in the future. This could also deter inward investment into the borough. ▪ Work-based learning opportunities should be developed to minimise the number of 16-18 year olds not in education or employment training and increase levels of attainment of qualifications. ▪ Opportunities should be sought to promote the borough's colleges.
Health	<ul style="list-style-type: none"> ▪ Health in the borough is generally below national and regional levels with even poorer levels of health identified in five of Wyre's wards (Jubilee, Mount, Pharos, Rossall and Warren). ▪ Access to doctor's surgeries and dentists within the rural areas is more limited and could be improved. This is particularly important for the borough's elderly population. ▪ There are opportunities to further promote access to outdoor recreational pursuits in open areas to benefit the health of the local population, particularly within the Forest of Bowland. ▪ Opportunities should be sought to achieve the Council's targets for outdoor sport provision across Wyre borough. ▪ There are also opportunities to further promote walking and cycling across the borough.
Crime	<ul style="list-style-type: none"> ▪ Wyre has low crime levels compared to other parts of Lancashire and has fallen in recent years. Opportunities should be sought to improve crime levels further. ▪ While incidents of crime are relatively low, there are issues associated with the perception of juvenile nuisance and anti-social behaviour and further work is needed to reduce such problems. ▪ Violence against a person is the biggest proportion of offences within Wyre. ▪ Pharos is the only ward in the borough with a Lower Super Output Area (LSOA) in the 20% most deprived for crime deprivation, located within Fleetwood.
Water	<ul style="list-style-type: none"> ▪ Water quality across the borough is generally good, however, it is important that these levels are maintained and improved where possible. ▪ Areas at risk from flooding should be protected from development that would increase that risk. New developments should be encouraged to use Sustainable Drainage Systems (SuDS) to manage runoff and further reduce flood risk. ▪ New developments and households within the borough should also be encouraged to minimise water use and to re-use rainwater where possible i.e. grey water recycling systems and rain water harvesting. ▪ There may be opportunities to further improve bathing water quality at both Cleveleys and Fleetwood to 'Excellent'.
Soil and Land Quality	<ul style="list-style-type: none"> ▪ Where previously developed sites exist, the aim should be to continue to remediate and re-use them, although this decision should be made on a site-by-site basis as some brownfield sites may now have developed significant biodiversity interests. ▪ Wyre borough comprises of large areas of 'the best and most versatile agricultural land'. This land should be protected from inappropriate development. ▪ The borough contains important geological resources such as Local Geological Sites and Sites of Special Scientific Interest (SSSIs) which should be protected from inappropriate development and opportunities to raise awareness of geological designations and resources should be pursued where possible. ▪ Wyre borough has a large area of previously developed vacant land when compared to other

Topic	Summary
	Lancashire areas.
Air Quality	<ul style="list-style-type: none"> ▪ In general terms air quality in the borough is very good although there is one Air Quality Management Area (AQMA) identified in Wyre located in Poulton-le-Fylde (designated for nitrogen dioxide (NO₂) exceedances). ▪ Opportunities should be sought to reduce road traffic and promote sustainable transport use to further improve air quality. ▪ Opportunities should also be sought to improve air quality within the borough and in particular within the designated AQMA (or not make it any worse). ▪ There may be opportunities to reduce travel and distances between homes and employment sites.
Energy and Climate Change	<ul style="list-style-type: none"> ▪ Reducing the carbon footprint through energy conservation and efficiency and the promotion of renewable energy sources should be a priority for the borough. ▪ New developments should be encouraged to include sustainable design principles. ▪ Due care must be given to the preservation of biodiversity, landscape and heritage resources when identifying sites for renewable energy projects. ▪ More effective ways of working should be encouraged in Wyre. ▪ Reducing transport on the borough's roads and encouraging more sustainable modes of transport would contribute to reducing the effects of climate change. ▪ Total carbon dioxide (CO₂) emissions in Wyre are lower than Lancashire and UK averages however, the Council should seek opportunities to reduce emissions further. ▪ The use of optional building regulation standards should be encouraged.
Biodiversity, Flora and Fauna	<ul style="list-style-type: none"> ▪ There are large areas with a high quality natural and biodiverse environments in the borough, which should be preserved and enhanced. ▪ Wyre is home to the following Natura 2000 sites including The Bowland Fells SPA, Morecambe Bay and Duddon SPA and The Morecambe Bay SPA, SAC and Ramsar site. ▪ The high quality of the environment provides opportunity to develop recreation and tourism in the borough, although care should be taken to ensure that development is appropriate and does not adversely affect biodiversity resources. ▪ There are opportunities for the condition of SSSIs to be improved and opportunities should be sought to deliver biodiversity enhancements where possible, for example by improving the connectivity between designated sites and areas of open space. ▪ Opportunities should be sought to promote land management schemes where possible as these can lead to a number of environmental benefits and enhancements. ▪ A strategic approach should be adopted to the planning and provision of green infrastructure. This has benefits for wildlife, recreation, health and well-being and climate change adaptation.
Cultural Heritage	<ul style="list-style-type: none"> ▪ Opportunities should be sought to improve heritage assets listed on Historic England 'At Risk' Register. ▪ Cultural heritage features should be appropriately conserved and enhanced where appropriate. ▪ Heritage risks can be reduced by good land management, or by informed planning policies and decisions that take full account of the national importance of historic sites. ▪ In addition to protecting statutory sites it is important to ensure that the wider historic landscape is protected and also non-designated heritage and archaeological resources. ▪ Wyre borough has a good tourism potential due to the quality of its natural environment which is complemented in many cases by cultural heritage resources. ▪ Many of the borough's towns and villages have a distinctive character that should be protected and enhanced. ▪ New developments should be designed to a high quality. Today's new development is tomorrow's heritage asset.
Landscape	<ul style="list-style-type: none"> ▪ A proportion of the borough is designated as an Area of Outstanding Natural Beauty (AONB) which reflects the high-quality landscape of the borough. It also provides opportunities for further developing tourist activity within the borough. ▪ It is important for landscape character and quality to be maintained and where possible restored and enhanced. ▪ The borough's high quality landscape is an important resource for attracting visitors and enhancing

Topic	Summary
	<p>the quality of life for residents.</p> <ul style="list-style-type: none"> ▪ In addition to considering the wider strategic preservation of the borough's landscape, opportunities should be sought to enhance design and landscaping at the local level to improve the quality of the local environment.
Minerals and Waste	<ul style="list-style-type: none"> ▪ The major strategic landfill site is located on Jameson Road approximately 2km south of Fleetwood town centre. ▪ Opportunities should be sought to further improve composting and recycling performance where this is possible through the Local Plan. ▪ Opportunities should be sought to reduce the rate of fly tipping in the borough through the Local Plan. ▪ Sustainable sourcing and waste management principles should be promoted for all new developments that occur in the borough. ▪ Wyre borough is home to two quarries.
Transportation	<ul style="list-style-type: none"> ▪ It is necessary to conserve and enhance public rights of way and access to open space and green infrastructure. ▪ Opportunities should be sought to reduce dependence on the private car and increase public transport use and other sustainable modes of transport such as walking and cycling. The borough has the potential to offer excellent cycling networks. ▪ Opportunities where possible should be encouraged to reinstate railway lines, particularly the disused line from Poulton to Fleetwood. ▪ It will be important to ensure that any new employment sites can be easily accessed by public transport. ▪ The use of ICT in the borough should be promoted to increase the competitiveness of local businesses and to help reduce problems associated with rural isolation. ▪ Even with poor road and rail connections within the borough out-commuting by the resident population occurs on a daily basis for employment reasons. Improving Wyre's transport connections with the surrounding authorities could help to encourage inward investment but could also enable the borough's residents to commute more easily to neighbouring authorities for employment purposes. Leading to a greater leakage of skills and also daily spending from the borough.
Economy	<ul style="list-style-type: none"> ▪ Historically, the borough has suffered from an insufficient local labour supply and many younger people have left Wyre, resulting in businesses being forced to employ workers from outside of the immediate area. This then results in commuting issues as many of the businesses, particularly those in more rural areas, are not on public transport routes. ▪ The economic slowdown has affected most parts of the UK and there is a need to ensure that the impacts on residents are reduced and that future needs continue to be met. Diversification of the employment market and provision of attractive employment and business opportunities will be central to this. ▪ Transport and accessibility also acts as a barrier to growth in the borough, due to the difficulty of reaching the M55 or M6 from locations such as Fleetwood and Thornton. ▪ The high proportion of those employed within the public administration and low proportion of those employed within the financial sector. ▪ There are further opportunities to capitalise upon the borough's environmental and cultural assets and to develop the tourist industry. ▪ Those claiming job seekers allowance within Wyre borough is well below the regional and national averages. ▪ Wyre has five wards identified in the 2007 Index of Multiple Deprivation (IMD) as being in the bottom 10% nationally for employment deprivation. These are located within Fleetwood and Thornton – Cleveleys. ▪ Ensure that opportunities for 'greening' the local economy are explored and appropriate business development is encouraged (including local energy, waste, and low carbon economic opportunities).
Deprivation and Living Environment	<ul style="list-style-type: none"> ▪ Many areas of rural Wyre portray low to moderate levels of deprivation with higher levels concentrated in the inner urban areas, notably Fleetwood. However, owing to its rural nature there are issues associated with access to services and facilities which largely affect the wards in the east of the borough, particularly with regard to barriers to housing.

Topic	Summary
	<ul style="list-style-type: none"> ▪ Fleetwood has the only wards in Wyre with wards in the bottom 10% nationally for income deprivation and living environment deprivation. ▪ There will be long-term challenges associated with the localised closure of facilities such as post offices. Maintaining and ensuring access to other centres and facilities in the borough will be particularly important. ▪ Engaging with local residents and making sure that they feel the Council keeps them well informed will be essential in creating vibrant communities. ▪ There may be scope in the future to more actively involve the local community in decision-making which will also enable the Council to understand the needs and desires of the residents which in the long-term could help contribute to the establishment of more sustainable communities.
Housing	<ul style="list-style-type: none"> ▪ There is a shortage of affordable housing in Wyre borough. ▪ Opportunities should be sought where possible to prevent the increase of repossessions in the borough, however, this could be due to today's current economic situation. ▪ There is a need to provide for the housing needs of the younger sectors of society, to retain the younger workforce in the area. ▪ The Local Plan must include appropriate policies regarding the provision of affordable housing. The issue of homelessness must also continue to be effectively addressed.

6 SA FRAMEWORK

Table 2 contains the SA Objectives which form the basis of the assessment stage framework – they were developed through a review of plans, programmes and environmental objectives, baseline data, key issues and opportunities (noted in Section 5), and the outcomes of consultation on the SA scope. It is against these objectives that the Local Plan strategic policies, options and allocations were assessed. Each SA Objective is supported by a set of sub-objectives which help to establish the scope / 'boundaries' of that objective.

Table 2 SA Framework

SA Objective and Sub-Objectives
<p>1. To reduce crime, disorder and fear of crime</p>
<p>To reduce levels of crime To reduce the fear of crime To reduce levels of anti-social behaviour To reduce alcohol and substance misuse To encourage safety by design</p>
<p>2. To improve levels of educational attainment for all age groups and all sectors of society</p>
<p>To increase levels of participation and attainment in education for all members of society To improve access to and involvement in lifelong learning opportunities To improve the provision of education and training facilities</p>
<p>3. To improve physical and mental health and wellbeing for all and reduce health inequalities</p>
<p>To improve access to health and social care services especially in isolated areas To reduce health inequalities amongst different groups in the community To promote healthy lifestyles Encourage the development of strong, cohesive communities</p>
<p>4. To ensure housing provision meets local needs</p>
<p>Ensure that there is sufficient housing to meet identified needs in all areas</p>

SA Objective and Sub-Objectives
<p>Ensure that housing meets acceptable standards</p> <p>Increase the availability of affordable housing</p>
5. To improve sustainable access to basic goods, services and amenities for all groups
<p>Ensure that public transport services meet people's needs</p> <p>Ensure that highways infrastructure meets people's needs (including walking and cycling routes)</p> <p>Promote the use of sustainable travel modes and reduce dependence on the private car</p> <p>Improve access to cultural and recreational facilities</p> <p>Maintain and improve access to essential services and facilities, including in rural areas</p> <p>Improve access to open space</p> <p>Conserve and enhance opportunities for public access to the countryside and coast</p>
6. To encourage sustainable economic growth, inclusion and business development across the borough
<p>To diversify the economy</p> <p>To diversify and increase employment opportunities</p> <p>To encourage economic growth</p> <p>To encourage new business formation and inward investment</p> <p>To encourage sustainable tourism</p> <p>To reduce levels of unemployment in areas most at need</p> <p>Improve household earnings</p> <p>To encourage sustainable farm diversification</p>
7. To deliver urban renaissance
<p>Improve the vitality and vibrancy of town centres</p> <p>Improve access within urban areas by sustainable means</p> <p>Promote adjacency of employment, recreation and residential areas in urban areas</p> <p>Support the preservation and / or development of a high quality built environment</p> <p>Protect and enhance townscape character and quality</p> <p>Promote the development of multi-functional green infrastructure in urban areas</p> <p>Enhance the reputation of urban areas as places to live, work and visit</p>
8. To protect and enhance biodiversity
<p>Protect and enhance designated sites of nature conservation importance</p> <p>Protect and enhance wildlife especially rare and protected species</p> <p>Protect and enhance habitats and wildlife corridors</p> <p>Provide opportunities for people to access wildlife and open green spaces</p> <p>Protect and enhance soils (including best and most versatile soils) and geodiversity</p> <p>Promote the development of multi-functional green infrastructure in urban areas</p>
9. To protect and enhance the borough's landscape and townscape character and quality
<p>To protect and enhance landscape character and quality</p> <p>To protect and enhance townscape character and quality</p> <p>To promote sensitive design in development</p> <p>To promote local distinctiveness</p>

SA Objective and Sub-Objectives
<p>To minimise noise pollution</p> <p>To minimise light pollution</p> <p>Promote the development of multi-functional green infrastructure in urban areas</p>
10. To protect and enhance the cultural heritage resource
<p>To protect and enhance historic buildings and sites and their setting</p> <p>To protect and enhance historic landscape/townscape value</p>
11. To protect and enhance the quality of water features and resources and reduce the risk of flooding
<p>To protect and enhance ground and surface water quality</p> <p>To protect and enhance coastal waters</p> <p>Encourage sustainable use of water resources</p> <p>Encourage the inclusion of flood mitigation measures such as SuDs</p> <p>Reduce and manage flooding</p>
12. To limit and adapt to climate change
<p>To reduce greenhouse gas emissions</p> <p>To require the inclusion of SuDS in new development</p> <p>To reduce the demand for energy and increase energy efficiency</p> <p>To increase the use of renewable energy</p> <p>To reduce CO₂ emissions from the transport sector</p> <p>Promote the development of multi-functional green infrastructure in urban areas</p>
13. To protect and improve air quality
<p>To protect and improve local air quality</p>
14. To ensure sustainable use of natural resources
<p>Reduce the demand for raw materials</p> <p>Promote the use of recycled and secondary materials in construction</p> <p>Reduce the amount of derelict and vacant land</p> <p>Ensure that contaminated land will be guarded against</p> <p>Encourage development of brownfield land where appropriate and available</p> <p>Maintain and enhance soil quality</p> <p>Increase the proportion of waste recycling and re-use</p> <p>Reduce the production of waste</p> <p>Reduce the proportion of waste landfilled</p>

7 ASSESSMENT OF THE DRAFT LOCAL PLAN

7.1 Assessment of the Draft Local Plan Alternative Spatial Options

7.1.1 SA of Alternative Spatial Options: SA of Three Proposed Locations to Accommodate Additional Growth – Issues & Options (2015)

In 2015, an Issues and Options Consultation Document was consulted upon. This presented a number of strategic options for the spatial distribution of new development. These are summarised below:

Option 1 – Fylde Coast Peninsula Main Urban Area Focus

This option would continue to focus the majority of new development on the main urban towns on the Fylde Coast Peninsula with the remainder of new development being split between settlements on the A6 Corridor, including Garstang, Catterall, Bilsborrow, Bowgreave and Barton, and other defined rural settlements. This focus on the Fylde Coast Peninsula is comparable to the approach taken in the Core Strategy Preferred Options report.

Option 2 – A6 Corridor Focus

Option 2 would direct a greater proportion of new development to the A6 Corridor in the settlements of Garstang, Catterall, Bilsborrow, Bowgreave and Barton. This focus on the A6 Corridor would concentrate development in a part of the Borough with existing services and facilities and with good accessibility to the motorway network. It would also provide the opportunity to capitalise on the proximity of this part of the Borough to the North Preston Growth Area which would offer opportunities for sustainable growth.

Option 3 – Dispersal

Option 3 would result in development being dispersed more evenly across the Borough. A moderate level of development would still be directed to the Fylde Coast Peninsula main urban area, but this option would result in less development taking place in this part of the Borough than under Spatial Option 1.

Each of the options was appraised against the SA Framework objectives. A summary explanation of this is presented in the sections below and is structured around social, economic and environmental effects to aid the summary.

7.1.2 Commentary on Social Effects of Options

It is likely that Option 1 would lead to the need for new services and facilities including primary schools in the area, potentially within Poulton-le-Fylde and Thornton. This would benefit the social SA Objectives as it would improve access to services along with the provision of new education facilities in the area.

Development in this location would also benefit from existing good connectivity to public transport provision which would benefit the social SA Objectives. Crime levels are higher on the peninsula than anywhere else in the Borough and most notably within Fleetwood. Therefore, focussing development within the main urban areas may improve safety and improve natural surveillance. However, the creation of new housing where there was previously none may also provide a new target for crime.

As per Option 1, it is likely that Option 2 would lead to the need for new services and facilities including primary schools in the area. Again, this would benefit the social SA Objectives as it would improve access to services along with the provision of new education facilities in the area.

It is likely that Option 3 would lead to opportunities to help retain families along with younger people within more rural areas. Moderate development on the peninsula may also offer benefits to living environment deprivation, however, not to the same extent as Option 1.

Potential Mitigation Considerations

No mitigation is proposed at this stage. Detailed mitigation measures can be developed if the options is taken further.

7.1.3 Commentary on Economic Effects of Options

Option 1's focus of development within the urban peninsula would also enable residents to be close and well connected to employment centres such as the Hillhouse International Business Park in Thornton along with being close and well connected to employment outside the Borough i.e. Blackpool. This in the long term may help to reduce elevated levels of unemployment in Fleetwood as residents would be able to make the most of existing sustainable infrastructure to access employment.

Option 2 would encourage employment development on identified sites along the A6 corridor which would enable residents to be close and well connected to employment along with being close and well connected to employment outside the Borough i.e. taking advantage of the North Preston Growth Area. This in the long term may help to encourage sustainable economic growth. However, there remains an element of risk regarding a leakage of skills outside the Borough due to the links to the motorway i.e. more skilled workers could easily seek employment in Preston which may affect economic growth in Wyre.

Option 3 would result in more employment development in rural locations. Employment would most likely comprise small scale business and serve local need only, which may help to encourage more sustainable rural communities.

Potential Mitigation Considerations

No mitigation is proposed at this stage. Detailed mitigation measures can be developed if the options is taken further.

7.1.4 Commentary on Environmental Effects of Options

For Option 1, there is the potential for Greenfield / Green Belt land to be functionally linked to the nearby Morecambe SPA and Ramsar site and Bowland Fells SPA. In addition, an increase in population may also increase recreational pressure at the European sites. There are also a number of Biological Heritage Sites (BHSs) located on the peninsula along with areas of open space which potentially may be required for development. Loss of these habitats could potentially lead to adverse effects on protected species and habitats. Conversely there would be opportunities to create new green infrastructure and areas of open space that could benefit local biodiversity within new development. However, on balance effects on biodiversity have been assessed as negative with low levels of certainty.

Option 2 would require the release of Greenfield and agricultural sites. There is the potential for this land to be functionally linked to both the nearby Morecambe SPA and Ramsar site and Bowland Fells SPA. Although the sites around the A6 corridor are not designated or BHSs this does not rule out that the Greenfield / agricultural land earmarked for development are not functionally linked to the SPAs and Ramsar site. In addition (as per Option 1 and 3), an increase in population may also increase recreational pressure at the European sites. Development may also lead to adverse effects on protected species and habitats. Conversely there would be opportunities to create new green infrastructure and areas of open space that could benefit local biodiversity within new development. However, on balance effects on biodiversity have been assessed as negative with low levels of certainty. There is the potential for new development under Option 2 to impact upon non-designated local landscapes and townscapes. In addition to the character of listed buildings and the Conservation Area at Garstang and views from the Bowland Fells AONB may also be affected.

Option 3 would also require the removal of Greenfield land in the countryside on the edge of rural settlements which may adversely affect protected species and habitats. Again as, per Options 1 and 2, there is the potential for these sites to be functionally linked to both the nearby Morecambe SPA and Ramsar site and Bowland Fells SPA (albeit with a lesser certainty than Option 1). There are also a number of BHSs and areas of open space across the borough which may be lost through anticipated development and growth - Loss of these habitats may lead to adverse effects on protected species and habitats. Conversely there would be opportunities to create new green infrastructure and areas of open space that could benefit local biodiversity within new development. However, on balance effects on biodiversity have been assessed as negative with low levels of certainty.

Potential Mitigation Considerations

For all Options, opportunities (as far as the plan can do so) should be sought to promote the use of recycled and secondary materials in construction, reduce the proportion of waste landfilled and increase the proportion of waste recycling and re-use.

New development, regardless of the preferred option, should be required to comply with safety by design principles through policies within the Local Plan. This would ensure opportunities for crime are minimised. However, crime is more of an issue for Option 1 than Options 2 and 3. Therefore this recommendation would benefit Option 1 to a greater extent than Options 2 and 3.

It should be ensured that new development does not lead to any significant adverse effects on the Borough's European Sites i.e. does not affect the integrity of the sites or species for which they are designated for. All three options should be considered as part of the HRA Screening process.

Opportunities should be sought to incorporate multifunctional green infrastructure / green corridors into new development such as new areas of open/green space, cycle ways, footpaths, recreational areas, etc. This recommendation would benefit Option 1 to a greater extent than Options 2 and 3 as Option 1 could lead to the removal of a large amount of greenspace within/adjacent to an urban area.

For all Options, new development provides opportunities for high quality design which incorporates landscaping. This recommendation would ensure new development contributes towards the enhancement of local landscapes. This may be more beneficial to Options 2 and 3 as they seek to focus growth within more sensitive rural areas.

New development should incorporate measures to reduce flood risk and surface water run-off, i.e. through the use of SuDS, and the need to demonstrate better than Greenfield run-off rates. These recommendations would be particularly important if Option 1 is taken forward as much of the peninsula lies within Flood Zone 3. It would be of lesser importance to Option 2 as large areas of the A6 corridor lie outside the floodplain.

Opportunities to improve the offer of sustainable modes of transport within the Borough should be encouraged. This would be particularly important if Option 3 is taken forward as the rural public transport offer may not be able to cope with levels of rural growth proposed.

The SA reported that there is a risk to buried archaeological remains as a result of development anticipated on undeveloped land. This could be mitigated at the project level through undertaking desk-based studies / field assessments to mitigate potential impacts. This would be slightly less of a problem for Option 1 than options 2 and 3 as it provides for some development on previously developed land.

7.1.5 Reasons for choosing preferred option

Following consultation on the three options, consideration of the consultation responses and in light of emerging evidence, the council has developed a hybrid option as its preferred approach. The hybrid option reflects the strengths of the three options proposed in the Issues and Options document including the findings of the Sustainability Appraisal, whilst also reflecting that the council's requirement could not be fully met by one single option due to infrastructure constraints associated with highways capacity and flood risk.

7.2 Assessment of the Draft Local Plan Land Allocations

The Draft Local Plan includes 40 land allocations and 37 rejected alternative land allocations which have been individually assessed to determine their sustainability performance and to provide recommendations for sustainability improvements (detailed site appraisal sheets can be found in Appendix F of the SA Report). The results of the site assessments have been split into a settlement hierarchy of which is outlined by the SP1 – Development Strategy Policy in the Local Plan - shown in Table 3, below.

Table 3 Hierarchy of settlements in Wyre

Hierarchy	Settlement(s)
Urban Towns	Fleetwood, Poulton-le-Fylde, Cleveleys, Thornton, Normoss
Key Service Centres	Garstang
Rural Service Centres	Knott End, Great Eccleston, Hambleton, Catterall
Main Rural Settlements	Bilsborrow, Pilling, Barton, St. Michaels-on-Wyre, Bowgreave, Inskip, Stalmine, Forton, Pressall, Scorton
Small Rural Settlements	Cabus, Churchtown/Kirkland, Hollins Lane, Calder Vale, Out Rawcliffe, Dolphinholme (Lower)
Other Undefined Rural Settlements	Winmarleigh

7.2.1 Preferred Land Allocations

7.2.1.1 Urban Towns

As identified in the Draft Local Plan, allocations are proposed in the Urban Towns of Fleetwood, Poulton-le-Fylde and Thornton, the key sustainability effects of these allocations can also be found below.

Key potential positive sustainability effects

- Cumulatively the proposals in Fleetwood, Poulton-le-Fylde and Thornton would contribute significantly to meeting the borough's housing needs.
- All allocations in the relevant areas are located close to existing health and education services and sustainable transport provisions in the area are strong also resulting in a likely increase in accessibility to basic goods and services and improvement in access for residents to local cultural and recreational facilities.
- The developments in this area include a significant contribution to employment land and promotes proximity between homes and jobs which are accessible by public transport. Redevelopment of the Fleetwood Dock and Marina and Hillhouse Enterprise Zone may also benefit the local economy through providing increased job opportunities as well as potentially attracting inward investment into the area. With such a large number of employment opportunities being proposed through the Local Plan economic growth would also see a likely increase. The employment sites proposed are also accessible from areas of high employment deprivation in the borough so may also help to reduce unemployment levels in the local area.
- Development in the identified areas would also utilise a significant amount of brownfield land which is most notably close by to the Conservation Area of Fleetwood therefore providing opportunities to improve the local landscape and townscape of this area whilst maintaining the heritage of the Conservation Area.
- A number of allocations utilise brownfield land which may also provide opportunities to reduce crime levels in the area through the replacement of disused or derelict structures and land that may otherwise be a target for crime.

Key potential negative sustainability effects and mitigation

- Allocations that require the uptake of greenfield land could become a new target for crime as land that previously been disused or used for agriculture is being replaced with housing or employment uses likely increasing opportunities of crime. It is recommended that Secured by Design methods are utilised for all developments in an attempt to minimise these risks.
- Proposed number of dwellings is relatively large and could place pressure on existing schools, health care facilities and essential amenities. In order to reduce pressure on these facilities it is recommended that new facilities be included in the developments as appropriate to meet new demand.
- The significant amount of greenfield land being lost to accommodate the development could have the potential to result in significant adverse effects on the local landscape of the areas and could also result in adverse impacts on local heritage assets most notably close by to the Conservation Area of Fleetwood therefore providing opportunities to improve the local landscape and townscape of this area whilst maintaining the heritage of the Conservation Area. It is recommended that sensitive design methods are employed and a significant amount of Green Infrastructure is included in the development design.
- The loss of a large amount of greenfield land could also have impacts on local biodiversity through the loss of habitats. A network of green corridors is recommended particularly for the larger developments at this stage in order to maintain habitat connectivity and consequently retain local biodiversity levels. Due to their close proximity to the Wyre Estuary SPA/SAC/SSSI/Ramsar site, Fleetwood Dock and Marina and Hillhouse Enterprise Zone could all potentially have adverse effects on biodiversity through disturbance to species during construction and operational stages. A number of bespoke mitigation options set out within the Appropriate Assessment (AA) for the Fleetwood – Thornton Area Action Plan (AAP) are relevant to these sites in relation to increased disturbance, these are set out in further detail in Section 5.2.1.1 Urban Towns of the SA Report.
- A number of sites in the identified settlements are also located within Flood Zone 2 (FZ2) (medium risk) and/or Flood Zone 3 (FZ3) (high risk). Most notably the Fleetwood Dock and Marina allocation is and it is recommended that an FRA should be carried out for these sites and SuDS included in the development design. The areas that are at high risk of flooding should also avoid being developed where possible.
- Although all settlements are easily accessible via public transport, an increase in vehicle traffic is still expected. This will increase emissions to air and may adversely affect air quality. However, an increased focus on sustainable travel planning could help to avoid or reduce this impact.
- All development would increase waste production, recycling schemes should be strongly promoted.

- The potential for developments to reduce energy use and maximise energy efficiency is unknown at this stage of the appraisal however it considered that all developments would increase energy consumption. It is recommended that opportunities to maximise energy efficiency and reduce energy consumption are explored and preferably used in conjunction with renewable energies where possible.

7.2.1.2 Key Service Centres

As identified in the Draft Local Plan, allocations are proposed in the Key Service Centre of Garstang, the key sustainability effects of these allocations can also be found below.

Key potential positive sustainability effects

- Cumulatively the proposals in Garstang would make a major contribution to meeting the Borough's housing needs.
- The allocations are located close to existing health and education services and sustainable transport provisions in the area are strong. This would result in a likely increase in accessibility to basic goods and services and improved access for residents to local cultural and recreational facilities.
- The development in this area includes contributions to employment land and it promotes proximity between homes and jobs which are accessible by public transport. Employment sites in the area will benefit the local economy through providing increased job opportunities and job accessibility as well as increasing the potential to attract inward investment into the area all of which is likely to bring about local economic growth.

Key potential negative sustainability effects and mitigation

- All sites proposed in Garstang are greenfield sites and therefore would result in a significant amount of greenfield land being lost consequently increasing the demand and subsequent use of natural resources. Where possible the reuse of materials and/or the use of recycled materials during construction should also be strongly promoted.
- 'South of Kepple Lane' falls within FZ2 and/or FZ3. It is recommended that an FRA should be carried out for the site and SuDS included in the development design. The areas that are at high risk of flooding should also avoid being developed where possible.
- The amount of greenfield land being lost to accommodate the proposed developments could have the potential to result in adverse effects on the local landscape and could also result in adverse impacts on local heritage assets. It is recommended that sensitive design methods are employed and a significant amount of green infrastructure is included in the development design.
- Development is likely to increase the use of the private car which has the potential to increase local emissions to air therefore having a negative effect on local air quality and potentially health. On the other hand, increased sustainable transport provisions could go some way to offsetting these emissions.
- The loss of a large amount of greenfield land could also have impacts on local biodiversity through the loss of habitats. Furthermore, the majority of sites proposed in Garstang are either adjacent or in close proximity to a BHS potentially resulting in negative effects on this local designation. A network of green corridors is recommended particularly for the larger developments at this stage in order to maintain habitat connectivity and consequently retain local biodiversity levels. Appropriate ecological survey and site-based mitigation measures are also encouraged.
- The large number of residential dwellings proposed in the area could result in pressure being placed on local health and educational facilities as well as basic amenities and services. It is recommended that further facilities are included in order to mitigate any potential negative effects that development may bring about.
- All development would increase waste production - recycling schemes should be strongly promoted.
- The potential for developments to reduce energy use and maximise energy efficiency is unknown at this stage of the appraisal however it considered that all developments would increase energy consumption. It is recommended that opportunities to maximise energy efficiency and reduce energy consumption are explored and preferably used in conjunction with renewable energies where possible.

7.2.1.3 Rural Service Centres

As identified in the Draft Local Plan, allocations are proposed in the Rural Service Centres of Catterall, Great Ecclestone and Hambleton, the key sustainability effects of these allocations can also be found below.

Key potential positive sustainability effects

- Cumulatively the proposals in Catterall, Great Ecclestone and Hambleton would make a significant contribution to meeting the Borough's rural housing needs.
- All allocations in the relevant areas are located close to existing health and education services and sustainable transport provisions in the area are strong also resulting in a likely increase in accessibility to basic goods and services and also improve access for residents to local cultural and recreational facilities.
- Developments in Catterall and Great Ecclestone include a relatively large employment land contribution and promotes proximity between homes and jobs which are accessible by public transport. If development of the Brockholes Industrial Estate Extension were to go ahead it would likely bring economic benefits to the area through providing increased job opportunities and increased inward investment into the area. With such a large number of employment opportunities being proposed through the Local Plan for the areas identified, economic growth is expected to increase.

Key potential negative sustainability effects and mitigation

- All sites proposed in the identified settlements are greenfield sites and therefore would result in a significant amount of greenfield land being lost consequently increasing the demand and subsequent use of natural resources. Where possible the reuse of materials and/or the use of recycled materials during construction should also be strongly promoted.
- A number of sites in Catterall fall within FZ2. It is recommended that an FRA should be carried out for the site and SuDS included in the development design.
- The amount of greenfield land being lost to accommodate the proposed developments could have the potential to result in significant adverse effects on the local landscape and could also result in adverse impacts on local heritage assets, particularly 'Land West of Great Ecclestone' which is adjacent to a Scheduled Monument. It is recommended that sensitive design methods are employed and a significant amount of Green Infrastructure is included in the development design. Heritage impact assessments should be encouraged where a development may affect a heritage asset or its setting and mitigation proposed as a result.
- Development is likely to increase the use of the private car in these areas which has the potential to increase local emissions to air therefore having a negative effect on local air quality and potentially health. On the other hand, increased sustainable transport provisions could go some way to reducing local emissions.
- The loss of a large amount of greenfield land could also have impacts on local biodiversity through the loss of habitats. Furthermore, the majority of sites identified are in close proximity to a BHS potentially resulting in negative effects on this local designation. A network of green corridors is recommended particularly for the larger developments at this stage in order to maintain habitat connectivity and consequently retain local biodiversity levels. Appropriate ecological survey and site-based mitigation measures are also encouraged.
- The large number of residential dwellings proposed in the area could result in a significant amount of pressure being placed on local health and educational facilities as well as basic amenities and services. It is recommended that further facilities are included in development in order to mitigate any potential negative effects that development may bring about.
- All development would increase waste production - recycling schemes should be strongly promoted.
- The potential for developments to reduce energy use and maximise energy efficiency is unknown at this stage of the appraisal, however, it is considered that all developments would increase energy consumption. It is recommended that opportunities to maximise energy efficiency and reduce energy consumption are explored and preferably used in conjunction with renewable energies where possible.

7.2.1.4 Main Rural Settlements

As identified in the Draft Local plan, allocations are proposed in the Main Rural Settlements of Barton, Bilsborrow, Bowgreave, Forton, Inskip, Pilling, Preesall Hill and Stalmine; the key sustainability effects of these allocations can also be found below.

Key potential positive sustainability effects

- Cumulatively the residential allocations identified in Barton, Bowgreave, Forton, Inskip, Pilling and Stalmine would make a major contribution to meeting the borough's housing needs.
- The allocations in Bowgreave are all located close to existing health services potentially resulting in positive effects on health and wellbeing in this area. All allocations identified are located close to existing educational facilities and sustainable transport provisions in the area are strong also resulting in a likely increase in accessibility to basic goods and services and also improve access for residents to local cultural and recreational facilities.
- The small employment allocations in the areas of Forton and Preesall Hill would potentially increase job opportunities and job accessibility in these areas and also have the potential to attract increased inward investment into the area.

Key potential negative sustainability effects and mitigation

- All but one of the sites identified are greenfield sites and therefore would result in a significant amount of greenfield land being lost consequently increasing the demand and subsequent use of natural resources. Where possible the reuse of materials and/or the use of recycled materials during construction should also be strongly promoted.
- 'North of Garstang Road', Pilling is within FZ3. It is recommended that an FRA should be carried out for the site and SuDS included in the development design. The areas that are at high risk of flooding should also avoid being developed where possible.
- The amount of greenfield land being lost to accommodate the proposed developments could have the potential to result in significant adverse effects on the local landscape of the areas and could also result in adverse impacts on local heritage assets. It is recommended that sensitive design methods are employed and a significant amount of Green Infrastructure is included in the development design.
- Development is likely to significantly increase the use of the private car which has the potential to increase local emissions to air therefore having a negative effect on local air quality and potentially health. On the other hand, increased sustainable transport provisions could go some way to reducing local emissions.
- The loss of a large amount of greenfield land could also have impacts on local biodiversity through the loss of habitats. Furthermore, sites in Bowgreave and Inskip are in close proximity to BHS designations potentially resulting in negative effects on this local designation. A network of green corridors is recommended particularly for the larger developments at this stage in order to maintain habitat connectivity and consequently retain local biodiversity levels.
- All allocations, other than those located in Bowgreave, are located over 4km away from any existing health care facilities potentially resulting in negative effects on health and wellbeing in this area. The lack of health care facilities in these areas may result in the nearest facilities being put under pressure and unable to deal with demand. It is recommended that sustainable transport provisions to the nearest facilities are strengthened and consideration should be given to new health care facilities which are included in the development.
- The large number of residential dwellings proposed in the area could result in a significant amount pressure being placed on local health and educational facilities as well as basic amenities and services. It is recommended that further facilities are included in development in order to mitigate any potential negative effects that development may bring about.
- All development would increase waste production, recycling schemes should be strongly promoted.
- The potential for developments to reduce energy use and maximise energy efficiency is unknown at this stage of the appraisal however it considered that all developments would increase energy consumption. It is recommended that opportunities to maximise energy efficiency and reduce energy consumption are explored and preferably used in conjunction with renewable energies where possible.

7.2.1.5 Small Rural Settlements & Other Rural Settlements

As identified in the Draft Local Plan, allocations are proposed in the Small Rural Settlements of Hollins Lane and Out Rawcliffe; the key sustainability effects of these allocations can also be found below.

Key potential positive sustainability effects

- Cumulatively, the residential allocations in Hollins Lane would make a proportionate contribute towards meeting the Borough's rural housing needs.
- The employment allocation in Out Rawcliffe would have a potentially positive effect on the local economy through providing increased job opportunities whilst also increasing opportunities for inward investment into the area.
- The employment allocation in Out Rawcliffe utilises a small amount of brownfield land, therefore providing opportunities to improve the landscape and townscape of the respective areas through the replacement or redevelopment of disused or derelict buildings and/or land. The use of natural resources would also be minimised, furthermore it is recommended that during construction, materials from existing structures are reused or recycled in order to reduce demand for raw materials.

Key potential negative sustainability effects and mitigation

- The proposed allocations would result in a small amount of greenfield land being lost which could have the potential to result in adverse effects on the local landscape of the areas and could also result in adverse impacts on local heritage assets although these effects are unlikely to be significant. It is recommended that sensitive design methods are employed and a significant amount of green infrastructure is included in the development design.
- Development in these areas is likely to significantly increase the use of the private car particularly at peak times for employment allocations. This has the potential to increase local emissions to air therefore having a negative effect on local air quality and potentially health. On the other hand, increased sustainable transport provisions could go some way to reducing local emissions.
- The loss of greenfield land could also have impacts on local biodiversity through the loss of habitats. A network of green corridors is recommended particularly for the larger developments at this stage in order to maintain habitat connectivity and consequently retain local biodiversity levels. Appropriate ecological survey and site-based mitigation measures are also encouraged.
- The residential allocations in Hollins Lane are located over 4km away from any existing health care facilities. With this in mind, it is recommended that sustainable transport provisions in the area are strengthened in order to increase accessibility to the nearest health care facilities.
- All development would increase waste production, recycling schemes should be strongly promoted.
- The potential for developments to reduce energy use and maximise energy efficiency is unknown at this stage of the appraisal however it is considered that all developments would increase energy consumption. It is recommended that opportunities to maximise energy efficiency and reduce energy consumption are explored and preferably used in conjunction with renewable energies where possible.

7.2.2 Rejected Alternative Sites

It is a requirement of the SEA Directive that alternative sites are assessed and, therefore, the alternative options considered by Wyre Council were assessed using the SA Framework. The purpose of the assessment being to determine the sustainability strengths and weaknesses of each option such that this information can be used by the plan-makers to inform their decision to select the preferred options. Detailed individual site assessment sheets of the rejected alternative sites can be found in Appendix G of the SA Report.

37 alternative allocations were considered by the Council and subsequently rejected due to a highway capacity limit being in place for all the settlements included within the alternative site assessment. The sites considered were deemed the least sequentially preferable of the proposed allocations. These sites are therefore not allocated in the Local Plan.

7.3 Assessment of the Draft Local Plan Policies

7.3.1 Crime

New development resulting from policies including SP1 Strategic Development, HP1 Housing Land Supply and EP1 Employment Land Supply cumulatively has the potential to result in new targets for crime, however through mitigating policies such as Policy CDMP3 Design, careful design of development can contribute towards creating secure environments and reducing opportunities for crime. The core development management policies would contribute towards reducing crime levels and encouraging safety by design as they seek to ensure road safety, vehicular safety, cycle and pedestrian access within development as well as providing enhancement with relation to environmental assets, including, in particular, green infrastructure, all of which will contribute towards reducing levels of crime and anti-social behaviour.

7.3.2 Education

The SA has considered that without mitigating Local Plan (or other) policy, there is potential for development within the borough (notably Policy HP1) to bring existing schools or other educational facilities over capacity, which could in turn affect educational attainment levels. However, mitigating against this potential, Policy SP1 outlines that development will support the provision of key infrastructure and services, and similarly, Policy SP7 seeks to support infrastructure-related development subject to other policies within the Local Plan. Such contributions could include educational facilities, this could potentially benefit existing schools, and the service provided to existing residents in the long-term such as by funding new classrooms built to a better standard or with modern facilities. In addition to policy requirements, the inclusion of individual development briefs for each relevant allocation within the Local Plan will support infrastructure provision required to deliver the sites, such as new schools or school extensions. Furthermore, new housing and employment sites may also bring regeneration benefits, particularly in the areas of Fleetwood and Thornton that exhibit the highest levels of education and skills deprivation.

7.3.3 Health

New development resulting from policies SP1, EP1 and HP1 will result in an increased number of residents in particular areas within the borough which, in turn and without mitigation, can put pressure on the capacity of key services and facilities, such as GPs, other healthcare facilities, open space / play areas etc. However, mitigating against this potential, Policy SP1 outlines that development will support the provision of key infrastructure and services, and similarly, Policy SP7 seeks to support infrastructure-related development subject to other policies within the Local Plan. These services are expected to include healthcare facilities as appropriate. Physical and mental health and wellbeing could be supported through development that seeks to promote healthy communities and maximises opportunities to improve quality of life (Policies SP8, SP2 and SP7). The delivery of green infrastructure in residential developments through policy HP9 can contribute indirectly to improving local residents' well-being through provision of open space, parks or play facilities, which can promote healthy lifestyles. Policies CDMP1, CDMP3 and CDMP4 each would positively contribute towards protecting human health and promoting healthy lifestyles through ensuring development does not lead to significant adverse effects on health; incorporating open space into design and enhancing and maintaining the functionality of green infrastructure.

7.3.4 Housing

Provision for housing within Wyre through the housing policies HP1-HP10 will help to meet housing needs for all sections of the community, including provision for affordable housing in settlement areas of identified need, appropriate housing mix in terms of size, type and tenure to meet local market demand and new sites for travelling showpeople that help to meet needs of all community members.

7.3.5 Access

The provision of key infrastructure and services as well as improvements to infrastructure through policies SP7, CDMP4 and CDMP6 within the borough will help to ensure that the infrastructure needs of the residents are met as well as helping to maintain and improve access to essential services and facilities. The delivery of sustainable communities through Policy SP2 will directly help to support the objective in ensuring that sustainable access is prioritised and the need for private cars is reduced. Policies EP8 and EP11 would support the SA Objective as they seek to maintain and enhance access to recreational facilities.

There are issues associated with access to services and facilities in rural areas, largely affect the wards in the east of the borough and Policy CDMP6 could be strengthened further by including reference to improving sustainable access within rural areas linked to Policy EP11.

7.3.6 Economic Growth and Urban Renaissance

A number of the policies will contribute towards the delivery of economic growth and urban renaissance within the borough. The strategic policies would offer benefits to the SA Objective by raising economic performance through provision of land supply for business development, key infrastructure and services and quality of place. Core development management policies such as high quality design (CDMP3); improved accessibility and transport links (CDMP6); protection and enhancement of the functionality and interconnectivity of green infrastructure (CDMP4); protection of the historic environment (CDMP5) as well as the development of new housing across the borough, each have the potential to protect and enhance townscape character and quality, support the preservation and development of a high quality built environment, as well as to improve access within urban areas.

The economic growth policies would contribute towards the delivery of economic growth and urban renaissance through the provision of employment use land, helping to enhance the reputation of urban areas by promoting thriving local communities, improving access within urban areas as well as supporting the protection of rural facilities and enhancing the diversity of recreational opportunities and visitor attractions in rural areas.

7.3.7 Biodiversity

A number of policies including SP1, SP4, SP7, CDMP6, the housing policies and EP1 in particular would lead to new development which has the potential to lead to losses of habitat or negative impacts upon habits and wildlife especially rare and protected species. There are, however, policies in place which would support biodiversity enhancement and protection against inappropriate development. The provision of green infrastructure would be supported through policies HP9, CDM4 and SP8 which could offer indirect benefits to biodiversity. Policy SP2 acknowledges that in order to deliver sustainable communities through the Local Plan, policies and proposals should seek to protect and enhance biodiversity.

Wind turbine development through Policy EP12 could have the potential to affect biodiversity, however, the policy does state that where necessary a scheme can be agreed relating to the removal of wind farms or turbines at the end of design life and restoration of the site which could help to support biodiversity. In addition, the Policy also states that proposals must meet the requirement of the Core Development Management policies such as Policy CDMP4 which includes reference to the protection, enhancement and management of the borough's biodiversity.

7.3.8 Landscape and Townscape

Without mitigation, new development associated with a number of policies including SP1, SP4, HP1, EP1 and EP12 could have a negative impact upon landscape and townscape. Policy SP4 in particular, notes that development could be permitted in line with the renewable energy Policy EP12 and development such as wind farms where permitted without due consideration could detract from the open nature and character of the countryside landscape.

Mitigating policies SP2, CDMP1, CDMP3 and CDMP4 and SP5 will help to protect and enhance landscape character and quality, protect and enhance townscape character and quality, promote sensitive design in development, promote local distinctiveness, minimise noise and light pollution and promote the development of multi-functional green infrastructure in urban areas.

7.3.9 Cultural Heritage

Without appropriate development consideration and implementation, new development associated with a number of policies including SP1, SP4, HP1 and EP1 could have a negative impact upon cultural heritage features and their setting. Policy CDMP5 directly contributes towards achieving the SA Objective as it aims for heritage assets to be protected, conserved and where appropriate enhanced for its aesthetic and cultural value and its contribution to local distinctiveness and sense of place. High standards of design also tie in with Policy CDMP3, seeking developments to be designed appropriately within their local areas; and Policy SP2 achieving high quality designed local environments, all of which will help to protect and enhance cultural heritage.

7.3.10 Water

New development associated with a number of the policies including SP1, HP1 and EP1 will result in increased use of water resources through construction and operational uses. Policies SP2, CDMP2 and CDMP4 would help to protect and enhance water quality features through measures including flood prevention and sustainable drainage; requiring development to demonstrate that it would not lead to increased flood risk and protecting the water quality of existing water resources. Policy EP12 would raise flood risk awareness in relation to wind energy proposals.

7.3.11 Climate Change

Ultimately the presence of new development associated with a number of the policies including SP1, HP1 and EP1 will cumulatively result in increased use and demand for resources which have the potential to have negative impacts upon climate change, such as increased number of cars and associated greenhouse gas emissions. However, the following policies would benefit climate change adaptation:

- Policy SP2 seeks development proposals to respond to the challenge of climate change by making the best use of resources and assets
- The support of infrastructure related development through Policy SP7 could include adaptive measures such as sustainable drainage and flood prevention
- Through Policy CDMP4, contributions such as the creation of physical and functional connections with neighbouring green infrastructure sites would support a move towards climate change adaptation.

Policies SP2 and CDMP3 could be strengthened by incorporating reference to energy efficiency in design as well as meeting building regulations and standards such as the voluntary Home Quality Mark sustainability standard for homes and the optional Building Regulations.

7.3.12 Air Quality

The presence of new development associated with a number of the policies including SP1, HP1 and EP1 could result in an increased number of cars, associated traffic and emissions to air (including greenhouse gas emissions). Mitigating policies will however help to lessen negative effects upon air quality. This would be achieved through policies such as Policy CDMP1 which makes a direct reference to proposals demonstrating that they would not result in the deterioration of air quality in a defined Air Quality Management Area; Policy SP2, seeking to ensure that places are accessible, minimising the need to travel; and policies SP2 and CDMP6 which would enable the provision of sustainable transport measures.

7.3.13 Natural Resources

Both the construction and operational phases of development associated with policies including SP1, HP1, EP1 and CDMP6 will require the use of materials and natural resources which will produce waste. Whilst new development possesses the capability to achieve all of the SA Sub Objectives, there is likely to be a net negative impact of using raw materials and production of waste for disposal.

Policy SP2 contributes towards ensuring the sustainable use of natural resources as it seeks development proposals to demonstrate how they make the best use of resources and assets, including the incorporation of water and energy efficiency measures through construction and operational phases and the reuse and recycling in construction both in the selection of materials and management of residual waste.

Policy CDMP3 would contribute to the appropriate management of waste as it seeks to ensure that adequate provision be made in all new developments to enable the effective and efficient management and removal of domestic or commercial waste.

Policy SP3 Green Belt is primarily concerned with Green Belt and preserving its openness and could help to promote the reuse of buildings which could indirectly contribute towards reducing the consumption of raw materials. Similar benefits would also apply through the reuse or refurbishment of listed buildings or institutional buildings and associated buildings through policy SP4.

8 CUMULATIVE EFFECTS

The SEA Directive requires that the assessment includes identification of cumulative and synergistic effects (where the combined effects are greater than the sum of their component parts). The cumulative effects of the Draft Local Plan are summarised in Section 5.3 of the SA Report.

9 MONITORING

The SEA Regulations require that the plan is monitored to test the actual significant effects of implementing the plan against those predicted through the assessment. This process helps to ensure that any unforeseen, undesirable environmental effects are identified and remedial action is implemented accordingly. Likewise, it is beneficial to check that the effects (including beneficial ones) occur as predicted by the SA.

Based on the assessment conducted on the options and identification of potential significant environmental effects, a monitoring framework has been constructed, this can be found in Section 6.3 of the Draft Local Plan SA Report. Monitoring will be undertaken following adoption of the Local Plan.

Monitoring is an ongoing process integral to the plan's implementation and can be used to:

- Determine the performance of the plan and its contribution to objectives and targets;
- Identify the performance of mitigation measures;
- Fill data gaps identified earlier in the SA process;
- Identify undesirable sustainability effects; and
- Confirm whether sustainability predictions were accurate.

10 NEXT STEPS

This Non-Technical Summary along with the SA Report will be issued for consultation alongside the Publication Version of the Draft Local Plan to all key stakeholders (including statutory consultees and the public) for comment. Following the close of the consultation period, Wyre Borough Council will review the feedback and revise the plan as appropriate for Submission to the Secretary of State.

If you would like to comment on the SA, please contact:

Planning Policy,

Wyre Council,

Civic Centre,

Breck Road,

Poulton-le-Fylde,

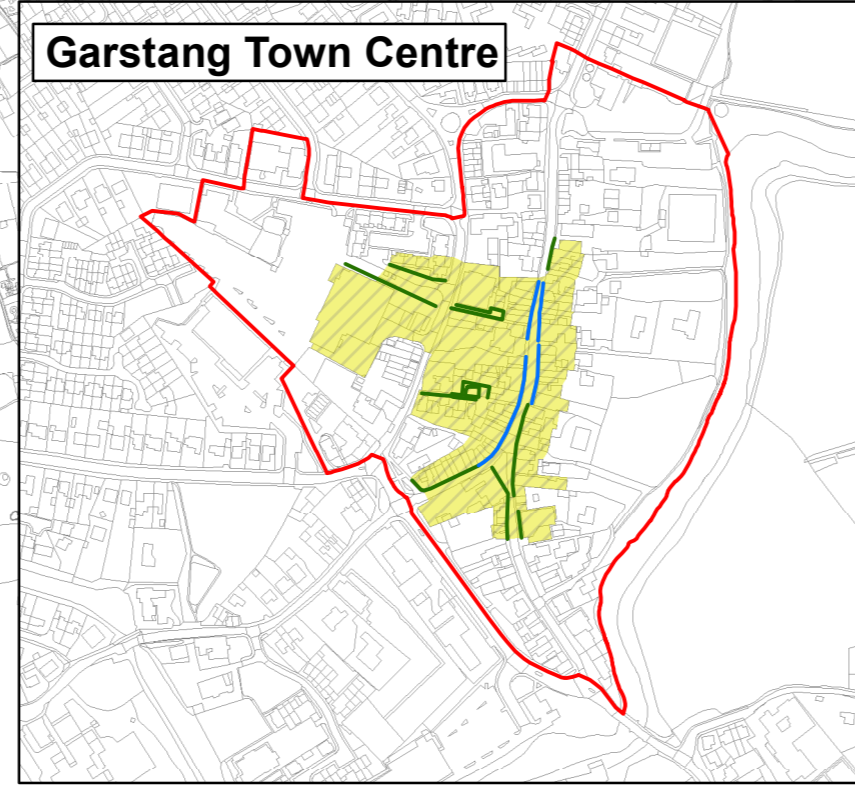
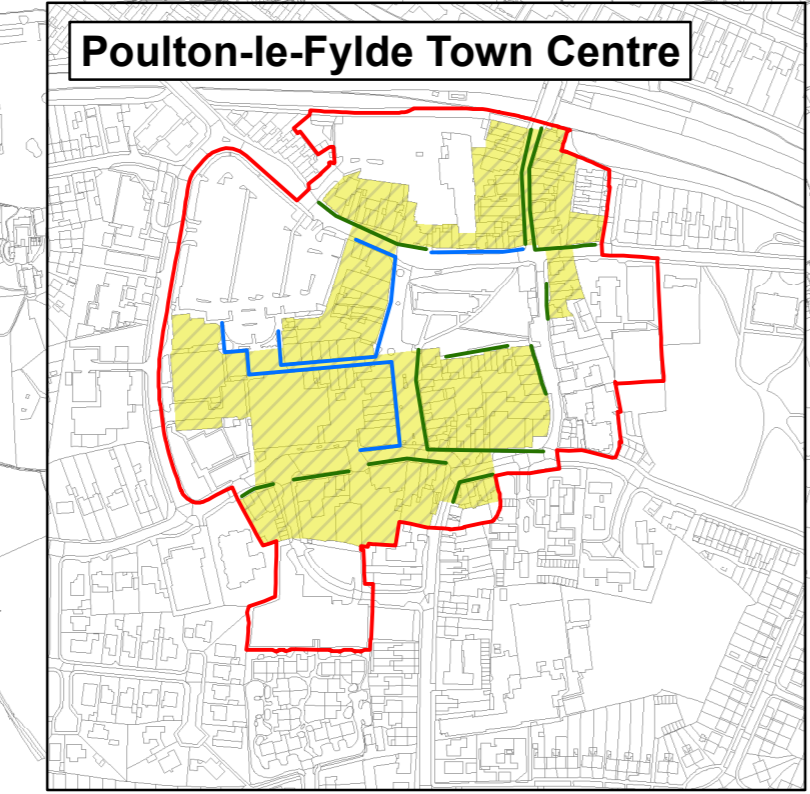
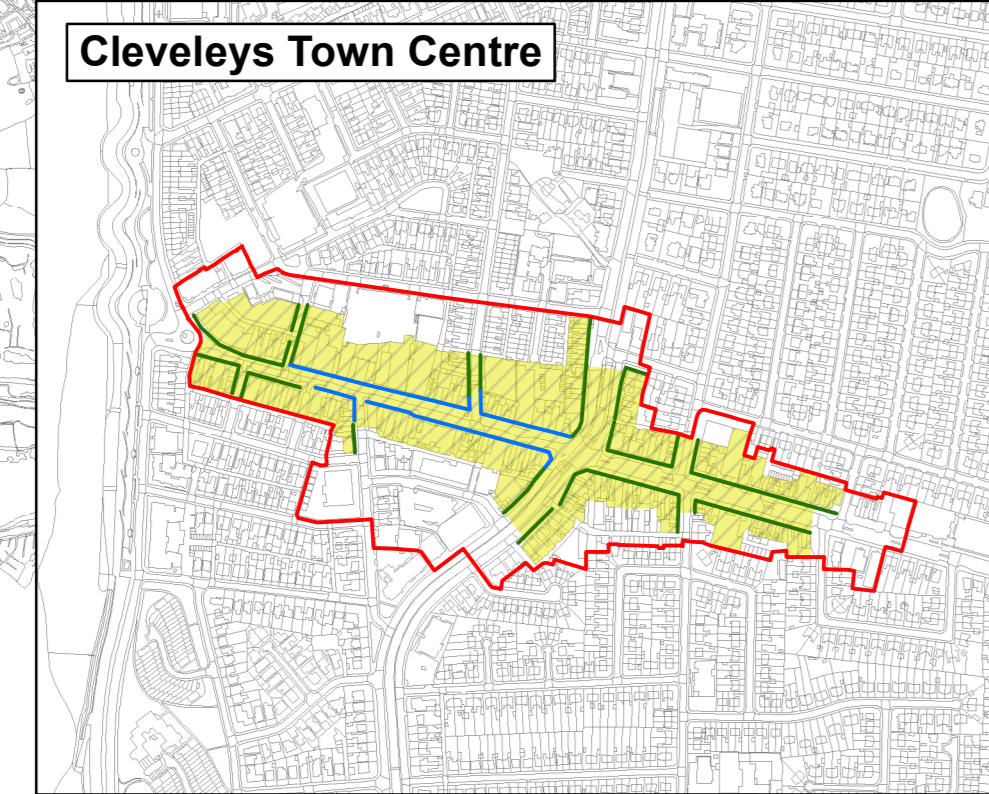
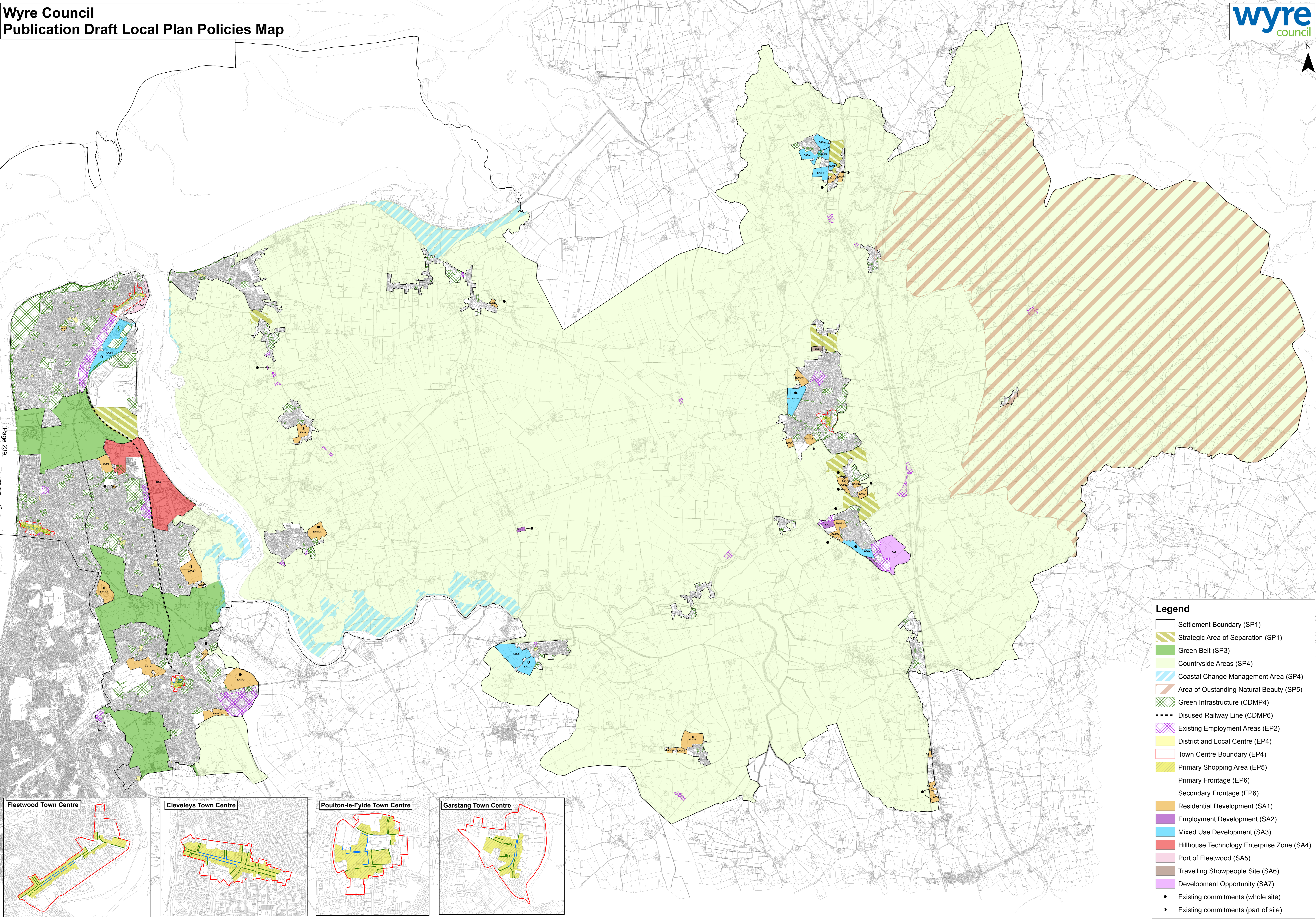
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E-mail: planning.policy@wyre.gov.uk

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Legend

- Settlement Boundary (SP1)
- Strategic Area of Separation (SP1)
- Green Belt (SP3)
- Countryside Areas (SP4)
- Coastal Change Management Area (SP4)
- Area of Outstanding Natural Beauty (SP5)
- Green Infrastructure (CDMP4)
- Disused Railway Line (CDMP6)
- Existing Employment Areas (EP2)
- District and Local Centre (EP4)
- Town Centre Boundary (EP4)
- Primary Shopping Area (EP5)
- Primary Frontage (EP6)
- Secondary Frontage (EP6)
- Residential Development (SA1)
- Employment Development (SA2)
- Mixed Use Development (SA3)
- Hillhouse Technology Enterprise Zone (SA4)
- Port of Fleetwood (SA5)
- Travelling Showpeople Site (SA6)
- Development Opportunity (SA7)
- Existing commitments (whole site)
- Existing commitments (part of site)

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Report of:	Meeting	Date	Item No.
Cllr Lesley McKay (Chairman of the Audit Committee) and Clare James (Head of Finance)	Council	7 September 2017	10

Audit Committee: Periodic Report

1. Purpose of report

- 1.1 To inform the Council 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 Full Council on 8 September 2016, the Audit Committee has met five times. A link to the website for further details on the reports and minutes is included here:

http://www.wyre.gov.uk/site/scripts/meetings_committees.php?headerID=16

- 2.2 In summary, the following issues have been considered by the Committee:

At the 20 September 2016 meeting:

- Statement of Accounts 2015/16 (Post Audit)
- Management Representation Letter 2015/16
- Report to those charged with Governance (ISA 260) 2015/16
- Annual Review of the Council's Financial Regulations and Financial Procedure Rules
- Internal Audit Charter
- Annual Review of Internal Audit Charter
- Annual Review of the Risk Management Policy

At the 8 November 2016 meeting:

- Annual Review of Audit Committee's Performance
- Internal Audit and Risk Management – Progress Report

- Annual Review of Council's Counter Fraud Policies – Anti Fraud, Corruption and Bribery, Whistle Blowing, Anti Money Laundering, Gifts and Hospitality and Registering Interests
- Compliance with the Regulation of Investigatory Powers Act 2000 (RIPA)
- Annual Audit Letter from the Council's External Auditors in relation to 2015/16
- External Audit Appointments; - Letter confirming the appointment of the Council's External Auditors and the proposed Work Programme and Scales of Fees 2017/18

At the 7 March 2017 meeting:

- Review of Audit Committee's Terms of Reference
- Annual Internal Audit Plan 2017/18
- Risk Management Update
- Certification of Claims and Returns Annual Report 2015/16
- External Audit Plan 2016/17
- Periodic Private Discussion with Chief Internal Auditor

At the 20 June 2017 meeting:

- Election of Chairman
- Election of Vice Chairman
- Training in advance of the Committee considering the Statement of Accounts 2016/17
- Review of Effectiveness of Internal Audit
- Internal Audit Annual Report 2016/17
- Annual Governance Statement 2016/17
- External Audit Annual Audit Fee Letter 2017/18
- Items for information:- Work programme and scale of fees 2017/18
- Periodic Private Discussion with the External Auditor, KPMG

At the 25 July 2017 meeting:

- Statement of Accounts 2016/17 (Post Audit)
- Management Representation Letter 2016/17
- Report to those charged with Governance (ISA 260) 2016/17

2.3 The next Audit Committee meeting is arranged for 19 September 2017, when we will be considering:

- National Fraud Initiative Exercise 2014/15
Presentation by the Fraud & Compliance Manager
- Annual Review of Financial Regulations and Financial Procedure Rules
- Annual Review of Internal Audit Charter
- Compliance with the Regulation of Investigatory Powers (RIPA) 2000
- KPMG Technical Update – General Data Protection Regulations (GDPR).

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). Each one has been considered in detail by the Committee in line with statutory deadlines.
- 3.2** With regard to the AGS, one significant governance issue was included in relation to information governance arrangements. This was highlighted in order to raise awareness of the forthcoming changes in legislation and their potential impact on the council's current information governance processes. An implementation plan is in place and progress is being made in relation to increasing resources and strengthening the measures in place to achieve compliance by May 2018.
- 3.3** The SOA (post audit) was approved by Audit Committee on the 25th July as a 'dry run' in line with the new statutory deadlines to be introduced next year. In the external auditor's ISA 260 report, KPMG gave an unqualified opinion of the accounts representing a 'clean bill of health'. They also considered whether the authority "had proper arrangements to ensure it took properly informed decisions and deployed resources to achieve planned and sustainable outcomes for taxpayers and local people" and again issued an unqualified Value for Money opinion.

4. Comments and Questions

- 4.1** In accordance with Procedure Rule 13.4, any Member of Council will be able to ask me a question or make a comment on the contents of my report or any issue, which falls within my area of responsibility. I will respond to any such questions or comments in accordance with Procedure Rules 13.6.

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Report of:	Meeting	Date	Item no.
Cllr Vivien Taylor, Health and Community Engagement Portfolio Holder and Mark Broadhurst, Service Director Health and Wellbeing	Council	7 September 2017	11

Alliance Agreement for the Development of the Fylde and Wyre Multi-Speciality Community Provider Model

1. Purpose of report

- 1.1 To seek approval for the Council to become a signatory to the Alliance Agreement for the Development of the Fylde and Wyre Multi-Speciality Community Provider (MCP) Model.

2. Outcomes

- 2.1 The establishment of a joint working agreement supporting work towards the establishment of a unified approach to the provision of integrated out of hospital care in Fylde and Wyre.
- 2.2 Improved health and wellbeing of Fylde and Wyre residents
- 2.3 Greater collaboration across traditional partner services and the delivery of more effective and efficient ways of delivering safe, seamless and cost effective out of hospital health and care services for local people.
- 2.4 The creation of a creative and dynamic Alliance that will explore new service delivery models.

3. Recommendation

- 3.1 To agree that Wyre Council becomes a signatory to the Alliance Agreement for the Development of the Fylde and Wyre Multi-Speciality Community Provider Model.

4. Background

- 4.1** On 6 April 2017 Council gave authority to officers to start discussions with key partners to explore different delivery models for future public services. This included exploring the development and principles of a Multi-Speciality Community Provider Model for Fylde and Wyre.
- 4.2** Local health services are at the forefront of the development of new models of care to meet population health and care challenges. New models of care have been developed to meet these challenges. The development of the MCP, as an integrated out of hospital care system, will support the delivery of these new models of care.
- 4.3** The Council has taken a seat on the recently established MCP Leadership Team formed to take proposals for the MCP forward. This Leadership Team is the group responsible for leading the Alliance and for formulating, agreeing and implementing strategies for achieving Alliance Objectives.
- 4.4** This report presents proposals from the MCP Leadership Team for an Alliance Agreement for the Development of the Fylde and Wyre Multi-Speciality Community Provider (MCP) Model.

5. Key issues and proposals

- 5.1** The Alliance Agreement for the Development of the Fylde and Wyre Multi-Speciality Community Provider Model is set out in Appendix 1 to this report which can be viewed on the Council's website. Hard copy is also available in the Members Library at the Civic Centre. It details:
- Alliance objectives and principals
 - Obligations and roles of the parties
 - Governance arrangements
- 5.2** In entering into the proposed Agreement each of the signatory parties will be committing to working towards the establishment of a unified approach to the provision of integrated out of hospital care in Fylde and Wyre. The agreement is a joint working agreement supporting work towards closer collaborative working across traditional boundaries.
- 5.3** The Parties have agreed that working collaboratively across traditional health and care boundaries is the most effective and efficient way of delivering safe, seamless and cost effective health and care services for local people.
- 5.4** Over the period of the Agreement (the initial term expiring 31 March 2019), it is proposed the Parties will work together positively and in good faith in accordance with a set of Alliance Principles to achieve agreed Alliance Objectives. The Alliance Objectives and Principles are detailed at Appendix 1, Section A (pages 6 to 9).

- 5.5** The Alliance Principles underpin the delivery of the Parties' obligations under the Agreement and set out key factors considered as essential for successful relationships between the Parties. This includes that the Parties acknowledge and confirm that the successful delivery of the Alliance Objectives will depend on their ability to effectively co-ordinate and combine their expertise, manpower and resources in order to deliver improved integrated approaches.
- 5.6** The principles also include that the Parties will work together in good faith and establish an integrated collaborative team environment to support each other and work towards the Alliance Outcomes through:
- openness and transparency
 - open, straight and honest communication
 - working with clear responsibility and accountability, without blame or surprises and
 - understanding and respecting the other Parties' perspectives.
- 5.7** The Alliance Objectives include cooperation across many areas of prevention and wellbeing, ongoing health and care services and across end of life services.
- 5.8** Over the life of the Alliance, the Parties may look to alter the provision of Integrated Out of Hospital Care Services on the basis of the most effective utilisation of staff, premises and other resources (in terms of cost and quality).
- 5.9** Within the Alliance each party remains a separate and sovereign entity. There is no financial risk sharing between the Parties as currently drafted.
- 5.10** Becoming a signatory to the Alliance Agreement will allow the Council to explore options for different delivery models for future public services in Wyre.

Financial and legal implications	
Finance	There are no costs arising as a result of entering into the Alliance Agreement.
Legal	The agreement has been reviewed by the Council's Legal Team and there are no legal implications arising from the proposals at this stage.

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
data protection	x

report author	telephone no.	email	date
Mark Broadhurst	01253 887433	Mark.broadhurst@wyre.gov.uk	02/08/2017

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

List of appendices

Appendix 1 - Alliance Agreement for the Development of the Fylde and Wyre Multi-Speciality Community Provider Model can be viewed on the Council's website and a hard copy is also available in the Members Library at the Civic Centre.

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COUNCIL MEETING 7 SEPTEMBER 2017

Agenda Item 11 ALLIANCE AGREEMENT FOR THE DEVELOPMENT OF THE FYLDE AND WYRE MULTI-SPECIALITY COMMUNITY PROVIDER MODEL

Appendix to the report of the Health and Community Portfolio Holder (Cllr Taylor) and the Service Director Health and Wellbeing

DATE

2017

No	Date	Version Number	Author
1	10/5/17	1.2	RM
2	30.5.17	1.3	BM
3	5.6.17	1.3	AR
4	26.6.17	1.4-2	AR/RM
5	01.7.17	1.5	AR/RM
6	5.7.17	1.6	AR/RM

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This Agreement is made between:

1. **Fylde and Wyre Clinical Commissioning Group** of Derby Road, Wesham, Lancashire, PR4 3AL (the CCG)
2. **Blackpool Teaching Hospitals** of Trust Headquarters, Blackpool Victoria Hospital, Whinney Heys Road, Blackpool, FY3 8NR (BTH)
3. **Fylde Coast Medical Services (North West) Limited** of Newfield House, Vicarage Lane, Blackpool, FY4 4EW (FCMS)
4. **Lancashire Care Foundation Trust** of Sceptre Point, Sceptre Way, Walton Summit, Preston, PR5 6AW (LCFT)
5. **North West Ambulance Service** of Ladybridge Hall Headquarters, Chorley New, Road, Bolton, BL1 5DD (NWAS)
6. **Spiral Health CiC Limited**, NHS Offices, Derby Road, Wesham, Lancashire, PR4 3AL(SH)
7. **Trinity Hospice & Palliative Care Services Limited** of Low Moor Road, Bispham, Blackpool
FY2 0BG (TH)
8. **Broadway Medical Practice** of West View Health Village, Broadway, Fleetwood FY7 8GU
9. **The Mount View Practice** of Fleetwood Health and Wellbeing Centre, Dock Street, Fleetwood, FY7 6 HP
10. **Fleetwood Surgery** of Westview Health Village, Broadway, Fleetwood FY7 8GU
11. **Ash Tree House Surgery** of Chruch Street, Kirkham, Preston, PR4 2SE
12. **Kirkham Health Centre** of Moor Street, Kirkham, PR4 2DL
13. **Ansdell Medical Practice** of Albany Road, Lytham St.Annes, Lancashire, FY8 4GW
14. **Clifton Medical Practice** of St.Annes Health Centre, Lytham St.Annes, Lancashire FY8 2EP
15. **Fernbank Surgery** of Lytham Primary Care Centre Victoria Street, Lytham, FY8 5D7
16. **Holland house Surgery** of Lytham Primary Care Centre Victoria Street, Lytham, FY8 5D7
17. **The Old Links Surgery** of 106 Highbury Road East, St.Annes, FY8 2LY
18. **Park Road Medical Practice** of St.Annes Health Centre, Durham Avenue, St.Annes on Sea, FY8 2BD

19. **Poplar House Surgery** of 24-26 St Annes Road East, Lytham St.Annes, FY8 1UR
20. **Beechwood Surgery** of Old Bank Medical Centre, 155 Victoria Road East, Thornton Cleveleys FY5 5HH
21. **Over Wyre Medical Centre** of Wilkinson Way, Preesall, Poulton le Fylde, FY6 0FA
22. **Lockwood Avenue Surgery** of Civic Centre, Breck Road, Poulton le Fylde, Lancashire, FY6 7PU
23. **Queensway Medical Centre** of Queensway, Poulton le Fylde, Lancashire, FY6 7ST
24. **The Thornton Practice** of Church Road, Thornton Cleveleys, FY5 2TZ
25. **The Village Practice** of Thornton Medical Centre, Church Road, Thornton, FY5 2TZ

(parties 2 – 26 the “**Providers**” including parties 8 to 26 being the “**GP Parties**”)

26. **Lancashire County Council** of PO Box 78 County Hall, Fishergate, Preston, Lancashire, PR1 8XJ (LCC)
27. **Fylde Borough Council** of The Town Hall, St Anne’s Road West, St Anne’s, Lancashire, FY8 1LW (FBC)
28. **Wyre Borough Council** of Civic Centre, Breck Road, Poulton-le-Fylde, Lancashire, FY6 7PU (WBC)

(parties 27-29 the “**Local Authorities**”)

Each a **Party** and together referred to in this Agreement as the “**Parties**”.

RECITALS

1. The Five Year Forward View published in October 2014 (the “Forward View”) sets out a clear goal that “the NHS will take decisive steps to break down the barriers in how care is provided between family doctors and hospitals, between physical and mental health, between health and social care.”
2. In entering into and performing their obligations under this Agreement, the Parties are working towards the implementation of the integrated care models highlighted in the Forward View. In particular, this agreement is a joint working agreement supporting work towards the establishment of a unified approach to the provision of out of hospital care in Fylde and Wyre.
3. The Parties have agreed that working collaboratively across traditional health and care boundaries is the most effective and efficient way of delivering safe, seamless and cost effective health and care services for local people.
4. The Parties have decided to form and develop this alliance for the better provision of

Integrated Out of Hospital Care Services (as defined below) to the population covered by the Fylde and Wyre CCG area (the “Alliance”). Over the period of this Agreement, the Parties will work together positively and in good faith in accordance with the Alliance Principles to achieve the Alliance Objectives.

5. This Agreement supplements and operates in conjunction with the Service Contracts between the Commissioner and the Providers
6. The Local Authorities have responsibility for Health and Wellbeing for the population in Fylde and Wyre

IT IS AGREED AS FOLLOWS:

1. DEFINITIONS AND INTERPRETATION

- 1.1 In this Agreement, capitalised words and expressions shall have the meanings given to them in Schedule 1.
- 1.2 In this Agreement, unless the context requires otherwise, the following rules of construction shall apply:
 - 1.2.1 a person includes a natural person, corporate or unincorporated body (whether or not having separate legal personality);
 - 1.2.2 a reference to a “Party” includes its personal representatives, successors or permitted assigns;
 - 1.2.3 a reference to a statute or statutory provision is a reference to such statute or provision as amended or re-enacted. A reference to a statute or statutory provision includes any subordinate legislation made under that statute or statutory provision, as amended or re-enacted;
 - 1.2.4 any phrase introduced by the terms “including”, “include”, “in particular” or any similar expression shall be construed as illustrative and shall not limit the sense of the words preceding those terms;
 - 1.2.5 documents in “agreed form” are documents in the form agreed by the Parties and initialled by them for identification and attached to this Agreement; and
 - 1.2.6 a reference to writing or written includes faxes and e-mails.

2. STATUS AND PURPOSE OF THIS AGREEMENT

- 2.1 The Parties have agreed to form an Alliance in order to collectively:

- 2.1.1 review and make recommendations relating to the provision of existing and the potential delivery of Integrated Out of Hospital Care Services in Fylde and Wyre
- 2.1.2 make proposals for how Integrated Out of Hospital Care Services should be developed; and
- 2.1.3 consider the design and delivery of a MCP Business Plan to integrate out of hospital care and wellbeing.
- 2.2 In order to develop the Alliance as stated above the Parties shall collectively develop the MCP Business Plan.
- 2.3 the Parties recognise that the successful implementation of the Alliance will require strong relationships and the creation of an environment of trust, collaboration and innovation.
- 2.4 The Parties each agree that:
 - 2.4.1 each Party is a sovereign organisation;
 - 2.4.2 the Alliance is not a separate legal entity and as such is unable to take decisions separately from the Parties or bind them;
 - 2.4.3 one or more of the Parties cannot 'override' any other of the Parties on any matter (although all of the Parties are obliged to comply with the terms of this Agreement); and
 - 2.4.4 each Party shall not be required to take any action pursuant to any provision of this Agreement that causes any of the Parties
 - (a) to be in breach of Legislation or any regulatory obligation; or
 - (b) to act in a way that is contrary to their interests.
- 2.5 This Agreement is not an NHS Contract pursuant to section 9 of the National Health Service Act 2006.
- 2.6 This Agreement sets out the key terms agreed between the Parties for achieving the objectives set out in Clause 5 and the Alliance Principles . This Agreement also supplements and works alongside the Services Contracts. In other words:
 - 2.6.1 this Agreement is an overarching agreement that sets out how the Parties will work together in a collaborative and integrated way; and
 - 2.6.2 the Service Contracts set out how each Provider provides [Out of Hospital Care / Services].
- 2.7 Each Provider will perform their respective obligations under their respective Service Contract. The Parties acknowledge that the overall quality of the Integrated Out of Hospital Care Services will be determined by the collective

performance of the Parties and agree to work together as described more fully below.

3. ACTIONS TAKEN PRIOR TO AND POST THE COMMENCEMENT DATE

- 3.1 Each Party shall provide to each of the other Parties on or prior to the Commencement Date, the following:
 - 3.1.1 a certified copy of appropriate resolutions approving entry into this Agreement and any related Services Contract, duly passed at a validly held and constituted MCP Leadership Team meeting of such Party; and
 - 3.1.2 any extracts relating to the scope and specification from relevant Services Contract with the Commissioner related to its elements of the Integrated Out of Hospital Care Services.
- 3.2 Before the Parties exchange or share any confidential information or personal data, they shall enter into appropriate data sharing agreements.

4. DURATION

- 4.1 This Agreement shall take effect on the Commencement Date and will continue in full force and effect and will expire on 31 March 2019 (“the Initial Term”), unless and until terminated in accordance with the terms of this Agreement. At the expiry of the Initial Term this Agreement shall terminate automatically without notice unless, no later than **3** months before the end of the Initial Term, the Parties agree in writing that the term of the Agreement shall be extended for a further term to be agreed between the Parties (the “Extended Term”).

SECTION A: ALLIANCE OBJECTIVES AND PRINCIPLES

5. THE ALLIANCE OBJECTIVES

- 5.1 The Alliance Objectives agreed by the Parties are to provide a forum for the delivery of a MCP Business Plan in order to support integration and re-design of Integrated Out of Hospital Care Services across Fylde and Wyre with a view to ensuring sustainable, effective and efficient Integrated Out of Hospital Care Services with significant improvements underpinned by collaborative working. In particular the Parties have agreed to cooperate and work together in order to:

Prevention and Wellbeing

- (A) Set out a clear direction of travel for an integrated health and care system with greater focus on ill-health prevention, early intervention

and self-care where this improves outcomes and reduces health inequalities for people across Fylde and Wyre.

- (B) Improve the uptake of screening and prevention programmes to reduce the number of people developing long term conditions and increase early diagnosis and management of illness.
- (C) Achieve fundamental and measurable improvements in health outcomes for people across Fylde and Wyre utilising appropriate evidence or an evaluation structure when necessary.
- (D) Educate and support people to make healthy lifestyle decisions and increase their overall feeling of wellness.
- (E) Reduce the number of older people who fall.
- (F) Increase healthy life expectancy.

Ongoing Care

- (G) Treat people with dignity and respect.
- (H) Implement and achieve parity of esteem for mental and physical health.
- (I) Enable people to live independently in their own homes and provide them with support to find the right health and wellbeing services including those that reduce loneliness and isolation.
- (J) Facilitate collaborative decision making between patients, their carers and an integrated health and care system so that care and information is coordinated and patients are clear who is coordinating their care in the appropriate place at the appropriate time.
- (K) Enable people to manage their long term conditions themselves with appropriate proactive support and care planning to reduce unplanned hospital admissions.
- (L) Reduce A&E attendances for people who could be seen in more appropriate alternative locations.

End of Life

- (M) Support the provision of high quality end-of-life care in the most appropriate setting aiming to ensure the best death in that persons' agreed place of care or death.

Organisations

- (N) To make new technology available, and make maximum use of this when the quality of care provided will be enhanced and improved.
 - (O) Remove organisational or professional boundaries which may inhibit the delivery of these Objectives.
- 5.2 The Parties acknowledge and accept that the MCP Leadership Team may make recommendations to shift activity and revise service specifications under the respective Service Contracts in order to achieve the Alliance Objectives and that this will need to be agreed by the Parties through the governance of the Alliance. The Parties will look to utilise the provisions, mechanisms and flexibilities in the Service Contracts to effect the necessary changes in service specifications, activity plans, etc. where agreed by the Parties.
- 5.3 The Parties acknowledge that they will have to make decisions together in order for the Alliance to work effectively and, that they will work together collectively on a Best for Service basis in order to achieve the Alliance Objectives.

6. THE ALLIANCE PRINCIPLES

- 6.1 The Alliance Principles underpin the delivery of the Parties' obligations under this Agreement and set out key factors for a successful relationship between the Parties.
- 6.2 The Parties acknowledge and confirm that the successful delivery of the Alliance Objectives will depend on their ability to effectively co-ordinate and combine their expertise, manpower and resources in order to deliver an integrated approach to working under this Agreement.
- 6.3 The principles referred to in Clause 6.1 are that the Parties will work together in good faith and, unless the provisions in this Agreement state otherwise, the Parties will:
- (A) establish an integrated collaborative team environment to support each other and work towards the Alliance Outcomes through:
 - a. openness and transparency
 - b. engaging in open, straight and honest communication
 - c. working with clear responsibility and accountability, without blame or surprises
 - d. understanding and respecting the other Parties' perspectives.

- e. as far as possible committing to try and resolve all issues within the MCP Leadership Team.
 - f. Acknowledging all Parties have equal status and standing in the MCP Leadership Team
- (B) seek to ensure that the Alliance is aligned with their own organisations' strategies and business development plans
- (C) demonstrate that peoples' best interests are at the heart of the Alliance Outcomes.
- (D) do all things reasonably expected to give effect to the spirit and intent of these principles and not impede or restrict each other's performance of the activities and tasks which any partner is, or may be, required to do to comply with as part of the MCP Leadership Team.
- (E) recognise that the Alliance is an innovative and developing partnership and that the terms, scope and scale of the MCP Leadership Team may need to be revised between the Parties from time to time to achieve its aims and to align with its wider aims.
- 6.4 Therefore over the life of the Alliance, the Parties may look to alter the actual provision of Integrated Out of Hospital Care Services on the basis of the most effective utilisation of staff, premises and other resources (in terms of cost and quality) and whilst there will be co-operation as to the service design this will not:
- 6.4.1 preclude competition between the Parties in respect of service provision as is needed to achieve the Alliance Objectives and which will be reflected in the Services Contracts and changes to those Services Contracts; or
 - 6.4.2 restrict statutory obligations and obligations under Legislation (for example, the Public Contract Regulations 2015).

7. PROBLEM RESOLUTION AND ESCALATION

- 7.1 The Parties agree to adopt a systematic approach to problem resolution which recognises the Alliance Objectives and the Alliance Principles set out in Clauses 5 (*Alliance Objectives*) and 6 (*Alliance Principles*) above.
- 7.2 If a problem, issue, concern or complaint comes to the attention of a Party in relation to the Integrated Out of Hospital Care Services, or any matter in this Agreement, such Party shall notify the other Parties and the Parties each acknowledge and confirm that they shall then seek to resolve the issue by a process of discussion.

- 7.3 If any Party considers an issue identified in accordance with Clause 7.2 to amount to a Dispute requiring resolution in accordance with Clause 18 (*Dispute Resolution Procedure*) and such issue cannot be resolved within a reasonable period of time, the matter shall be escalated to the MCP Leadership Team , which shall decide on the appropriate course of action to take.
- 7.4 If any Party receives any formal inquiry, complaint, claim or threat of action from a third party (including, but not limited to, claims made by a supplier or requests for information made under the Freedom of Information Act 2000) in relation to the Integrated Out of Hospital Care Services, the matter shall be promptly referred to the MCP Leadership Team .

SECTION B: DELIVERY OF THE ALLIANCE PRINCIPLES

8. OBLIGATIONS AND ROLES OF THE PARTIES

- 8.1 The Parties will:
- 8.1.1 adhere to the Alliance Outcomes and the Alliance Principles;
 - 8.1.2 support each other in developing links to other relevant services;
 - 8.1.3 comply with all of their statutory duties; and
 - 8.1.4 seek to provide Integrated Out of Hospital Care Services in an integrated, effective and streamlined way;
 - 8.1.5 co-operate fully and liaise appropriately with each other in order to ensure a co-ordinated approach to promoting the quality of patient care across the Integrated Out of Hospital Care Services and so as to achieve continuity in the provision of Integrated Out of Hospital Care Services that avoids inconvenience to, or risk to the health and safety of, patients, employees of the Providers or members of the public; and
 - 8.1.6 attempt to generate enhanced value for patients and the Commissioners.
- 8.2 Each Party acknowledges and confirms that:
- 8.2.1 The Providers remain responsible for performing their obligations and functions for delivery of services to the Commissioners in accordance with the Services Contracts;
 - 8.2.2 The Providers will be separately and solely liable to the Commissioners for the provision of their respective elements of the Integrated Out of Hospital Care Services under their own Services Contract.

9. SERVICES

- 9.1 The Providers shall provide Integrated Out of Hospital Care Services in accordance with the Service Contracts, Alliance Principles, and the agreed pathways of care and the provisions of Schedule 3 (*Services*) will apply.
- 9.2 Each of the Parties will actively seek ways to continually innovate the provision of Integrated Out of Hospital Care Services so as to
- 9.2.1 improve services provided and the business and reputational outcomes for the Parties
- 9.2.2 achieve the Alliance Objectives; and
- 9.2.3 comply with the Alliance Principles,
- and will propose changes to the Services Contracts and Variations to this Agreement in order to achieve this in accordance with the Change Procedure set out at Schedule 6.
- 9.3 For the purposes of this Clause 9, where there is any conflict between the duties upon any Party under this Agreement and its Services Contract, the provisions of the Services Contract will prevail unless this Agreement places a higher duty upon that Party, in which case the provisions of this Agreement will prevail.
- 9.4 Nothing in this Agreement relaxes or waives any of obligations pursuant to any Service Contract.
- 9.5 Save as set out in Clause 16 (Liability and Indemnity) each Party will be responsible for the acts, omissions, defaults or negligence of its directors, officers, employees and agents in respect of its obligations under the Service Contracts as fully as if they were acts, omissions, defaults or negligence of itself.

SECTION C: GOVERNANCE ARRANGEMENTS

10. ALLIANCE GOVERNANCE

- 10.1 The Parties all agree to establish the MCP Leadership Team. For the avoidance of doubt the MCP Leadership Team shall not be a committee of any Party or any combination of Parties.
- 10.2 The MCP Leadership Team is the group responsible for leading the Alliance. It will have duties and the authority and accountability defined in its Terms of Reference. The terms of reference for the MCP Leadership Team shall be as set out in Schedule 2 (MCP Leadership Team – Terms of Reference).
- 10.3 The MCP Leadership Team must:

- 10.3.1 ensure alignment of all organisations to facilitate sustainable and better care which is able to meet the needs of the population in respect of out of hospital care;
- 10.3.2 promote and encourage commitment to the Alliance Principles and Alliance Objectives amongst all the Parties;
- 10.3.3 formulate, agree and implement strategies for achieving the Alliance Objectives and the management of the Alliance; and
- 10.3.4 oversee the implementation of this Agreement .
- 10.4 Subject to the provisions of Schedule 2 (Governance), the Parties intend that they will be bound by the actions and decisions of the MCP Leadership Team carried out in accordance with this Agreement.
- 10.5 The Parties will communicate with each other clearly, directly and in a timely manner to ensure that the MCP Leadership Team is able to make effective and timely decisions in relation to Integrated Out of Hospital Care Services.
- 10.6 The Parties must each ensure that the relevant members of the Alliance (or their appointed deputy) attend all of the meetings of the MCP Leadership Team participate fully and exercise their voting rights on a Best for Service basis and in accordance with Clause 5 (Alliance Objectives) and Clause 6 (Alliance Principles).
- 10.7 Where a Party or Parties wish to admit a new person or organisation to be a Party under this Agreement, such a proposal shall be considered at the next MCP Leadership Team meeting.
- 10.8 The relevant Party or Parties that wish to admit a new person or organisation shall serve a written notice on the MCP Leadership Team setting out the details of:
 - 10.8.1 the proposed new person or organisation (where known);
 - 10.8.2 reasons and rationale for the proposed admission of a new person or organisation;
 - 10.8.3 the likely impact on Integrated Out of Hospital Care Services;
- 10.9 Following receipt of the notice referred to in Clause 10.8, the MCP Leadership Team shall then consider the proposal and decide what actions (if any) need to be taken, in terms of varying this Agreement, for example.
- 10.10 To effectively carry out the Alliance Objectives and Alliance Principles the MCP Leadership Team may, in accordance with Schedule 2 establish:
 - 10.10.1 a Management Team; and

10.10.2 such Task and Finish Groups as are necessary to effectively carry out the business of the Alliance.

11. INFORMATION SHARING AND CONFLICTS OF INTEREST

11.1 Subject to compliance with Law (including without limitation Competition Law) and contractual obligations of confidentiality the Parties agree to share all information relevant to the provision of Integrated Out of Hospital Care Services in an honest, open and timely manner.

11.2 The Parties will:

11.2.1 disclose to each other the full particulars of any real or apparent conflict of interest which arises or may arise in connection with this Agreement or the performance of Integrated Out of Hospital Care Services, immediately upon becoming aware of the conflict of interest whether that conflict concerns the Party or any person employed or retained by them for or in connection with the performance of Integrated Out of Hospital Care Services;

11.2.2 not allow themselves to be placed in a position of conflict of interest or duty in regard to any of their rights or obligations under this Agreement (without the prior consent of the other parties) before they participate in any decision in respect of that matter; and

11.2.3 use best endeavours to ensure that their representatives on the MCP Leadership Team also comply with the requirements of this Clause 11 when acting in connection with this Agreement or the performance of Integrated Out of Hospital Care Services.

11.3 The Parties have agreed an additional policy for the management of conflicts of interest between them which is attached to this Agreement as Schedule 7 and may also seek to agree additional documents to manage the relationships for, conflicts of interest and sharing of information between themselves in more detail as appropriate.

12. TRANSPARENCY

12.1 The Parties will provide to each other all information that is reasonably required in order to achieve the Alliance Objectives and to design and implement changes to the ways in which Services are delivered (and where Integrated Out of Hospital Care Services are delivered from).

12.2 The Parties will have responsibilities to comply with competition law and will acknowledge that they will all comply with those obligations. The Parties will

therefore make sure that they share Information in such a way that is compliant with competition law.

- 12.3 The Parties will make sure there are ethical walls between and within the Parties so as to ensure that Competition Sensitive Information and Confidential Information are only available to those Parties who need to see it for the purposes of the Alliance and for no other purpose whatsoever.
- 12.4 It is accepted by the Parties that the involvement of them in the Alliance is likely to give rise to situations where information will be generated and made available to each other, which could give a Party an unfair advantage which may be capable of distorting competitions (for example, disclosure of pricing information or approach to risk may provide one Party with a commercial advantage over a separate Party).
- 12.5 The Parties therefore recognise the need to manage such information in a way which maximises their opportunity to take part in competitions by putting in place appropriate procedures and protections.

SECTION D: PAYMENT MECHANISM

13. PAYMENT

- 13.1 The Parties have agreed to continue to be paid in accordance with the mechanism set out in their Services Contracts in respect of Integrated Out of Hospital Care Services and further as set out in Schedule 4 (*Payment Mechanism*) subject to agreement of an alternative approach between the Parties at a later date.

SECTION E: GENERAL PROVISIONS

14. RECTIFICATION, EXCLUSION AND TERMINATION

- 14.1 This Clause 17 sets out the circumstances in which one of the Parties may be excluded from the Alliance. These circumstances include:
- 14.1.1 Wilful Default as more fully described in Clause 14.3 below;
- 14.1.2 the termination of a Services Contract); or
- 14.1.3 an event of Insolvency affecting a Party.
- 14.2 In cases where the default can be remedied then the Defaulting Party will be given the opportunity to rectify the problem as set out in Clauses 14.4 to 14.6 below.

Wilful Default

- 14.3 In this Agreement the phrase "Wilful Default" means that a Party has committed one of the following acts or omissions. The Party committing the act is called the "Defaulting Party". The acts or omissions are:
- 14.3.1 an intentional or reckless act or omission by the Defaulting Party or any of its officers or representatives appointed to the MCP Leadership Team which that Defaulting Party or any of its officers or representatives appointed to the MCP Leadership Team knew or ought reasonably to have known:
- (a) was likely to have harmful consequences for the Alliance, one or more other Parties, or patients; or
 - (b) was a breach of an Alliance Principle;
- 14.3.2 an intentional or reckless act or omission by the Defaulting Party or any of its officers or representatives appointed to the MCP Leadership Team without regard to the possible harmful consequences arising out of the act or omission;
- 14.3.3 an intentional failure by the Defaulting Party or any of its officers or representatives appointed to the MCP Leadership Team to act in good faith as required under this Agreement;
- 14.3.4 a repudiation of this Agreement by the Defaulting Party;
- 14.3.5 a failure by the Defaulting Party to honour an indemnity provided under this Agreement;
- 14.3.6 a failure by the Defaulting Party to pay moneys due under this Agreement or a Service Contract within 14 Business Days of being directed to do so in writing by the MCP Leadership Team ;
- 14.3.7 a fraudulent act or omission by the Defaulting Party or any of its officers or representatives appointed to the MCP Leadership Team ;
- 14.3.8 an intentional failure of, or refusal by, the Defaulting Party, to effect and maintain an appropriate insurance policy or indemnity arrangement which it is obliged to effect and maintain under a Service Contract, this Agreement or at law; or
- 14.3.9 an intentional or reckless breach of a confidentiality obligation, or other obligation, in Clauses relating to confidentiality in this Agreement or in a Service Contract although this does not mean any innocent or negligent act, omission or mistake the Defaulting Party or any of its officers, employees or agents acting in good faith.

Opportunity to Rectify Default

- 14.4 If at any time the MCP Leadership Team (excluding the Defaulting Party representative) considers that one of the Parties is in Wilful Default, then the MCP Leadership Team may call a meeting to decide what action it may take for the good of the Alliance (a “Rectification Meeting”). Any meeting called under this Clause will be conducted in accordance with Schedule 2 (*Governance*). The Parties agree that all Parties will be invited to attend all Rectification Meetings.
- 14.5 At a Rectification Meeting, the Parties will all discuss the reasons why the Defaulting Party is failing to comply with its obligations under this Agreement. The MCP Leadership Team will have an opportunity to explain why the Rectification Meeting has been called and the Defaulting Party will have an opportunity to explain why it is so failing. The other Parties will also have an opportunity to give their views.
- 14.6 If by the end of the Rectification Meeting the MCP Leadership Team (excluding the Defaulting Party representative) considers that action needs to be taken in order to ensure that the best possible Services are being provided to patients, then they may issue a Rectification Notice setting out the actions or directions that the Defaulting Party will take (subject to the agreement of the CCG to the actions in the Rectification Notice). The MCP Leadership Team will always make sure that any actions or directions given under a Rectification Notice are given for Best for Service reasons. The Parties agree that, if any one Party is the Defaulting Party, the other Parties will assist it in carrying out the actions or directions given under the Rectification Notice where appropriate in line with their obligations under this Agreement.

Further Rectification or Exclusion

- 14.7 If the Defaulting Party fails to properly carry out the actions or directions set out under a Rectification Notice then the MCP Leadership Team (excluding the Defaulting Party representative) may call a further meeting in the same way as set out in Clause 14.4 above. Any meeting called under this Clause 14.7 will be conducted in accordance with Schedule 2 (*Governance*). If by the end of that further Rectification Meeting the MCP Leadership Team (excluding the Defaulting Party representative) are still concerned that the Defaulting Party is preventing the patients from receiving the best service reasonably possible in accordance with the Outcomes or failing to meet the Alliance Principles then the MCP Leadership Team (excluding the Defaulting Party representative) may issue a further Rectification Notice or an Exclusion Notice to the Defaulting Party.

Consequences of Exclusion or Termination

14.8 Where a Provider is excluded from the Alliance:

14.8.1 as a result of Insolvency; or

14.8.2 as a result of Wilful Default (pursuant to Clause 17.7); or

14.8.3 as a result of that Party's Service Contract being terminated by the Commissioner following a breach or default on the part of the relevant Provider (for example pursuant to General Condition 17.10 of the NHS Standard Contract); or

14.8.4 as a result of that Party's Sub-Contract being terminated by the relevant Provider without cause (for example pursuant to General Condition 17.1 or 17.3 of the NHS Standard Contract);

and where, as a consequence of such exclusion or termination, this causes the other Parties financial loss, expense or damage then, subject to Clause 20 (*Liability and Indemnity*) and the other Parties making reasonable efforts to mitigate their losses, the excluded Party shall indemnify the other Parties in respect of such loss, expense or damage.

14.9 Any amounts due in respect of such costs shall be due and payable when actually incurred by the other Parties.

15. INTRODUCING NEW PROVIDERS

Subject to complying with applicable Law, additional bodies may become parties to this Agreement on such terms as the MCP Leadership Team may set out (including that any such new party agrees to abide by the terms of this Agreement) and subject to the agreement of the Parties. Any disagreement between the Parties over the entry of a new party into the Agreement shall be subject to referral to the Dispute Resolution Procedure.

16. WARRANTIES

16.1 Each of the Parties warrants to the others that:

16.1.1 it has full power and authority to enter into this Agreement and all governmental or official approvals and consents and all necessary consents have been obtained and are in full force and effect;

16.1.2 its execution of this Agreement does not and will not contravene or conflict with its constitution, any Law, or any agreement to which it is a party or which is binding on it or any of its assets; and

16.1.3 to the best of its knowledge, nothing will have, or is likely to have, a material adverse effect on its ability to perform its obligations under this Agreement.

16.2 The warranties set out in this Clause 16 (Warranties) are given on the date of this Agreement and repeated on every day during the term of this Agreement.

17. LIABILITY AND INDEMNITY

17.1 In the majority of cases, the Parties respective responsibilities and liabilities in the event that things go wrong with Integrated Out of Hospital Care Services will be allocated under their respective Services Contracts.

17.2 Where responsibilities and liabilities arise that are not covered by a Services Contract, the Parties agree that, in relation to the matters set out in this Agreement, they shall have no liability to each other in respect of any losses, liabilities, damages, costs, fees and expenses (howsoever caused or arising) except as set out in this Clause 17 and Clause 14 (Rectification, Exclusion and Termination).

17.3 Each Party agrees to ensure that it shall, at all times, have in place adequate indemnity arrangements (either in the form of insurance policies, NHS Litigation Authority indemnity schemes, or otherwise) for the purposes of Integrated Out of Hospital Care Services that it is providing at any relevant time, and in accordance with the terms of the relevant Contract.

17.4 Each Party is responsible for ensuring their regulatory compliance of Integrated Out of Hospital Care Services that they provide. Each Party will deal directly with the relevant regulatory body in relation to Integrated Out of Hospital Care Services performed by that Party and it is not intended that there will be any collective responsibility or liability for any regulatory breaches or enforcement actions.

18. DISPUTE RESOLUTION PROCEDURE

Any Dispute will be resolved in accordance with the Dispute Resolution Procedure set out at Schedule 5.

19. VARIATIONS

19.1 The provisions of Schedule 6 (*Change Procedure*) will apply.

19.2 Any amendment, waiver or variation of this Agreement will not be binding unless set out in writing, expressed to amend, waive or vary this Agreement and signed by or on behalf of each of the Parties.

20. ASSIGNMENT AND NOVATION

Unless the Parties agree otherwise in writing the Service Contracts are personal to

those parties that have entered into those Service Contracts. Subject to the other provisions of this Agreement, none of the Parties will novate, assign, delegate, sub-contract, transfer, charge or otherwise dispose of all or any of their rights and responsibilities under any Service Contract or this Agreement.

21. NOTICES

21.1 Any notice or other communication given to a party under or in connection with this Agreement shall be in writing, addressed to that Party at its principal place of business or such other address as that Party may have specified to the other Party in writing in accordance with this Clause, and shall be delivered personally, or sent by pre-paid first class post, recorded delivery, commercial courier or fax.

21.2 A notice or other communication shall be deemed to have been received: if delivered personally, when left at the address referred to in Clause 21.1; if sent by pre-paid first class post or recorded delivery, at 9.00 am on the second Operational Day after posting; if delivered by commercial courier, on the date and at the time that the courier's delivery receipt is signed; or, if sent by fax, one (1) Operational Day after transmission.

22. SEVERANCE

22.1 If any court or competent authority finds that any provision of the Agreement (or part of any provision) is invalid, illegal or unenforceable, that provision or part-provision shall, to the extent required, be deemed to be deleted, and the validity and enforceability of the other provisions of the Agreement shall not be affected.

22.2 If any invalid, unenforceable or illegal provision of the Agreement would be valid, enforceable and legal if some part of it were deleted, the provision shall apply with the minimum modification necessary to make it legal, valid and enforceable.

23. WAIVER

A waiver of any right or remedy under the Agreement is only effective if given in writing and shall not be deemed a waiver of any subsequent breach or default. No failure or delay by a party to exercise any right or remedy provided under the Agreement or by law shall constitute a waiver of that or any other right or remedy, nor shall it preclude or restrict the further exercise of that or any other right or remedy. No single or partial exercise of such right or remedy shall preclude or restrict the further exercise of that or any other right or remedy.

24. NO PARTNERSHIP

Nothing in this Agreement is intended to, or shall be deemed to, establish any legal partnership between any of the Parties, constitute any Party the agent of another Party, nor authorise any Party to make or enter into any commitments for or on behalf of any other Party except as expressly provided in this Agreement.

25. COUNTERPARTS

This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall constitute an original of this Agreement, but all the counterparts shall together constitute the same agreement. The expression “counterpart” shall include any executed copy of this Agreement transmitted by fax or scanned into printable PDF, JPEG, or other agreed digital format and transmitted as an e-mail attachment. No counterpart shall be effective until each party has executed at least one counterpart.

26. THIRD PARTY RIGHTS

A person who is not a party to this Agreement shall not have any rights under or in connection with it.

27. ENTIRE AGREEMENT

This Agreement and the Services Contracts constitute the entire agreement between the Parties and supersedes all prior discussions, correspondence, negotiations, arrangements, representations, understandings or agreements between them, whether written or oral, relating to its subject matter.

28. GOVERNING LAW AND JURISDICTION

This Agreement, and any dispute or claim arising out of or in connection with it or its subject matter or formation (including non-contractual disputes or claims), shall be governed by, and construed in accordance with, English law, and where applicable, the Parties irrevocably submit to the exclusive jurisdiction of the courts of England and Wales.

Signatures

.....Name

.....Position

for and on behalf of FYLDE AND WYRE CLINICAL COMMISSIONING GROUP

.....Name

.....Position

for and on behalf of BLACKPOOL TEACHING HOSPITALS

.....Name

.....Position

for and on behalf of FYLDE COAST MEDICAL SERVICES NORTH WEST

.....Name

.....Position

for and on behalf of LANCASHIRE CARE FOUNDATION TRUST

.....Name

.....Position

for and on behalf of NORTH WEST AMBULANCE SERVICE

.....Name

.....Position

for and on behalf of SPIRAL HEALTH CIC LIMITED

.....Name

.....Position

for and on behalf of TRINITY HOSPICE & PALLIATIVE CARE SERVICES LIMITED

.....Name

.....Position

for and on behalf of LANCASHIRE COUNTY COUNCIL

.....Name

.....Position

for and on behalf of FYLDE BOROUGH COUNCIL

.....Name

.....Position

for and on behalf of WYRE BOROUGH COUNCIL

.....Name

.....Position

for and on behalf of BROADWAY MEDICAL PRACTICE

.....Name

.....Position

for and on behalf of THE MOUNT VIEW PRACTICE

.....Name

.....Position

for and on behalf of FLEETWOOD SURGERY

.....Name

.....Position

for and on behalf of ASH TREE HOUSE SURGERY

.....Name

.....Position

for and on behalf of KIRKHAM HEALTH CENTRE

.....Name

.....Position

for and on behalf of ANSDELL MEDICAL PRACTICE

.....Name

.....Position

for and on behalf of CLIFTON MEDICAL PRACTICE

.....Name

.....Position

for and on behalf of FERNBANK SURGERY

.....Name

.....Position

for and on behalf of HOLLAND HOUSE SURGERY

.....Name

.....Position

for and on behalf of THE OLD LINKS SURGERY

.....Name

.....Position

for and on behalf of PARK ROAD MEDICAL PRACTICE

.....Name

.....Position

for and on behalf of POPLAR HOUSE SURGERY

.....Name

.....Position

for and on behalf of BEECHWOOD SURGERY

.....Name

.....Position

for and on behalf of OVER WYRE MEDICAL CENTRE

.....Name

.....Position

for and on behalf of LOCKWOOD AVENUE SURGERY

.....Name

.....Position

for and on behalf of QUEENSWAY MEDICAL CENTRE

.....Name

.....Position

for and on behalf of THE THORNTON PRACTICE

.....Name

.....Position

for and on behalf of THE VILLAGE PRACTICE

SCHEDULE 1

Definitions and Interpretation

1 The following words and phrases have the following meanings:

Agreement	this agreement incorporating the Schedules
Alliance	means the alliance between the Parties as set out in this Agreement
Alliance Objectives	Means the key objectives of the Alliance as set out in Clause 5
Alliance Principles	Means the agreed principles of the Alliance as set out in Clause 6
Best for Service	means best for the achievement of the Alliance Objectives on the basis of ensuring coherence with the Alliance Principles within the available financial envelope for Integrated Out of Hospital Care Services
Business Days	a day other than a Saturday, Sunday or bank holiday in England
Business Planning Process	Means the process set out in Schedule 3
Change	means any alteration of or variation to this Agreement or any Service Contract including a Mandatory Change as set out in Schedule 5 (<i>Change Procedure</i>)
Commissioner	NHS Fylde and Wyre CCG or another commissioner of services, falling within the scope of Integrated Out of Hospital Care Services, being provided or to be provided by a Party to this Agreement

Community Care	the community care services more particularly described in Schedule 3 (<i>Services</i>)
Dispute	any dispute arising between two or more of the Parties in connection with this Agreement or their respective rights and obligations under it
Dispute Resolution Procedure	the procedure set out in Schedule 5 for the resolution of disputes which are not capable of resolution under Clause 7
Good Practice	Good Clinical Practice and/or Good Health and/or Social Care Practice (each as defined in the <i>Services Contract</i>), as appropriate
Initial Term	the initial term of this Agreement as set out in Clause 4.1
Integrated Out of Hospital Care Services	the out of hospital services provided, or to be provided, by the Parties pursuant to this Agreement as set out in Schedule 3 (<i>Services</i>)
Law	<p>any applicable statute or proclamation or any delegated or subordinate legislation or regulation;</p> <p>any enforceable EU right within the meaning of section 2(1) European Communities Act 1972;</p> <p>any applicable judgment of a relevant court of law which is a binding precedent in England and Wales;</p> <p>Guidance (as defined in the NHS Standard Contract);</p> <p>National Standards (as defined in the NHS Standard Contract); and</p> <p>any applicable code,</p>

MCP	Multi-Speciality Community Provider
MCP Business Plan	[to be developed]
MCP Business Planning Leads	[to be confirmed]
MCP Leadership Team Member	Means the members of the MCP Leadership Team appointed under Schedule 2 (Governance)
MCP Management Team	Means a management team appointed by the MCP Leadership Team in accordance with Schedule 2 (Governance)
MCP Management Team Member	Means any individual appointed by the MCP Leadership Team to the Management Team in accordance with Schedule 2 (Governance)
MCP Leadership Team	means the Leadership Team whose terms of reference are set out in Schedule 2 (Governance)
MCP Programme Lead	[to be confirmed]
Neighbourhood	Means the groups established by GP parties to represent the GP Practices as identified in Annex 1 to schedule 2
Neighbourhood Chair/ Vice Chair	means the individuals identified as Neighbourhood Chairs or Vice Chairs in Annex A to Schedule 2 who have been selected by their respective Neighbourhood to represent them;
NHS Standard Contract	the NHS Standard Contract as published by NHS England from time to time
Population	the population covered by NHS Fylde and Wyre CCG
Project	means any project which the MCP Leadership Team instructs a Task and Finish Group to

	undertake
Project Planning Process	[to be agreed]
Risk Reward Mechanism	[to be agreed]
Service Users	means any person who directly uses or who is entitled to access to the Services
Services Contract	a contract entered into by a Party with the Commissioner(s) for the provision of Integrated Out of Hospital Care Services, and references to a Services Contract include all or any one of those contracts as the context requires
Task and Finish Groups	has the meaning set out in schedule 2

SCHEDULE 2

Governance

MCP Leadership Team Terms of Reference

1. Establishment

- 1.1 The Parties have established the MCP Leadership Team to work collaboratively to deliver more integrated out of hospital care services to people in the Fylde and Wyre CCG area.

2. Aim and Purpose of the MCP Leadership Team

- 2.1 The main purpose of the MCP Leadership Team is to:
- 2.1.1 lead the Alliance
 - 2.1.2 provide a forum for discussion and to facilitate strategic direction setting by the Parties in respect of improving the quality and efficiency of the provision of Integrated Out of Hospital Care Services for people within the Fylde and Wyre CCG area; and
 - 2.1.3 oversee the Projects and hold the MCP Management Team and Task and Finish Groups to account
- 2.2 The MCP Leadership Team will be a forum in which representatives of the Providers, the Local Authorities and the Commissioner have been given delegated decision making authority by their respective organisations.
- 1.1 Core functions:
- 2.2.1 Alignment of Alliance and vision and objectives;
 - 2.2.2 Promote and encourage commitment to the Alliance Principles and Alliance Objectives
 - 2.2.3 agree and ensure that implementation of strategies for achieving the Alliance Objectives and the management of the Alliance
 - 2.2.4 Ensuring that the views of all non-MCP Leadership Team Members are fairly represented and considered at MCP Leadership Team Meetings
 - 2.2.5 Formulate and agree and implement strategies for
 - achieving the Alliance Objectives
 - resolving challenges

- responding to changes in the operating environment including in respect of national policy or regulatory requirements which impact on the Alliance or any Parties
- agree policy as required;
- agree performance outcomes/targets
- review performance of the Alliance, holding the MCP Management Team to account, and determining strategies to improve performance or rectify poor performance
- ensure that the MCP Business Planning Leads identify and manage risks associated with the Alliance, integrating where necessary with the Parties' own risk management arrangements
- managing relationships between the Parties and stakeholders
- ensure that the Alliance accounts to relevant regulators and stakeholders through whatever means are required by such regulators or are determined by the MCP Leadership Team, including, to the extent relevant, integration with communications and accountability arrangements in place within the Parties
- address any actual or potential conflicts of interests
- oversee the implementation of, and ensure the Parties' compliance with the Alliance Agreement and all other Services Contracts;
- review the governance arrangements for the Alliance at least annually.
- Agreeing standard operating procedures as required

2.3 The MCP Leadership Team shall carry out its role in accordance with:

2.3.1 this Agreement; and

2.3.2 these Terms of Reference.

2.4 These Terms of Reference set out the membership, remit, responsibilities and reporting arrangements of the MCP Leadership Team and have been agreed and ratified by the Parties.

3. Appointment of MCP Leadership Team Members

3.1 The Parties have appointed individuals to represent them at meetings of the MCP Leadership Team ("Leadership Team Members"). The initial MCP Leadership Team Members are set out at Annex A to these Terms of Reference.

3.2 The GP Parties have established Neighbourhood groups in order to participate in the

Alliance. The Neighbourhoods shall be represented on the MCP Leadership Team by the Neighbourhood Chairs/Vice Chairs who shall have the role of representing their respective Neighbourhood views by providing the collated feedback and information to the Alliance and providing the MCP Leadership Team's feedback and information to the GP Parties via the Neighbourhoods.

3.3 The Neighbourhood Chairs/ Voice Chairs:

3.3.1 have been authorised through a Federation Agreement to represent the GP Parties' views at the MCP Leadership Team

3.3.2 shall be accountable to the Neighbourhoods in relation to the Alliance; and

3.3.3 will hold the Neighbourhoods to account in terms of the Neighbourhoods delivering their role.

3.4 The Parties may remove or replace their respective MCP Leadership Team Members at any time by notice in writing to the other Parties.

3.5 Any Leadership Team Member may appoint an alternate Leadership Team Member to act on their behalf ("Alternate"). An Alternate will be entitled to attend, be counted in the quorum and provide input at any meeting at which the Leadership Team Member appointing them is not present, and do all the things which their appointing MCP Leadership Team Member is entitled to do.

3.6 Unless otherwise agreed in writing by the Leadership Team Member, any appointment or removal of an Leadership Team Member will take effect upon service of a notice in writing by the relevant Party to the remaining Parties such notice to be sent to one or all of the MCP Leadership Team Members of the other Parties.

3.7 The MCP Leadership Team will ensure that the list of Parties and MCP Leadership Team Members at Annex A to these Terms of Reference is updated from time to time to reflect any appointments to and removals from the Alliance and the MCP Leadership Team.

4. Meetings and Proceedings of the MCP Leadership Team

Frequency of Meetings / Conduct of Business

4.1 The MCP Leadership Team shall hold meetings monthly, or more frequently as is deemed appropriate by the Parties in all the circumstances.

4.2 The agenda will be developed in discussion with the Chair. Circulation of the meeting agenda and papers via email will take place one week before the meeting is scheduled to take place. In the event members wish to add an item to the agenda they need to notify the [MCP Programme Lead](#) who will confirm this will the Chair accordingly.

4.3 At the discretion of the Chair business may be transacted through a teleconference or

videoconference provided that all members present are able to hear all other parties and where an agenda has been issued in advance.

- 4.4 At the discretion of the Chair a decision may be made on any matter within these Terms of Reference through the written approval of every member, following circulation to every member of appropriate papers and a written resolution. Such a decision shall be as valid as any taken at a quorate meeting but shall be reported for information to, and shall be recorded in the minutes of, the next meeting.

Chair

- 4.5 The MCP Leadership Team members shall appoint a chair to oversee meetings of the MCP Leadership Team (the “Chair”). The members shall agree amongst them what constitutes independence for the purposes of the appointment of the Chair. The initial Chair will be an independent chair who is to be appointed by the MCP Leadership Team. .

In the absence of the Chair then an alternate or deputy Chair may be appointed by a majority vote of the MCP Leadership Team. References to the Chair in these Terms of Reference shall be taken as references to the alternate or deputy Chair where applicable.

Special Meetings

- 4.6 A special meeting may be called at any time by the Chair or by any of the MCP Leadership Team Members upon not less than two clear working days’ notice being given to the MCP Leadership Team Members and the Chair of the matters to be discussed. Notice shall be sent in writing or by email to the address notified by each member to the administrator appointed in accordance with paragraph **Error! Reference source not found.** below.

Quorum

- 4.7 No business shall be transacted at any MCP Leadership Team meeting unless a quorum (as set out in paragraph 4.8 below) is present.
- 4.8 The MCP Leadership Team will be quorate if:
- 4.8.1 two thirds of its members are present, subject to the members present being able to represent the views and decisions of the Parties who are not present at any meeting.
 - 4.8.2 Where a member cannot attend a meeting, the member can nominate a named deputy to attend. Deputies must be able to contribute and make decisions on behalf of the Party that they are representing.
 - 4.8.3 Deputising arrangements must be agreed with the Chair prior to the relevant meeting.

Additional Attendees

- 4.9 The MCP Leadership Team may invite such persons as it thinks fit to meetings but such invitees shall not count towards the quorum for the meeting and shall not be entitled to vote.

Minutes

- 4.10 The MCP Leadership Team shall keep minutes of the proceedings at meetings of the MCP Leadership Team and any committee or sub-committee and circulate drafts of the same following such meeting. Such minutes shall be approved by the MCP Leadership Team at its next meeting and signed by the Chair of the MCP Leadership Team and the chairs of the committee or sub-committees. Duplicate copies of the signed minutes shall be submitted to each MCP Leadership Team Member.

5. Decision Making and Voting

- 5.1 The MCP Leadership Team is not a decision making forum and is not a legal entity. Through consensus the MCP Leadership Team aims to agree recommendations for each respective Party to submit to its own approval process as appropriate.
- 5.2 The Chair will work to establish unanimity as the basis for matters which the MCP Leadership Team determines require a vote. The Chair may use a show of hands to indicate whether unanimity has been achieved, in which case each MCP Leadership Team Member who is present at such meeting has one vote.

6. Conflicts of Interest

- 6.1 The Parties acknowledge that given the purpose of the Alliance it is likely that conflicts may arise, for example , between Parties' roles as Providers, Commissioners or Local Authorities and their role in reviewing out of hospital care services] and identifying what is Best for Service.
- 6.2 Notwithstanding such conflicts the Parties shall in the interest of transparency and openness declare all known conflicts of interest.
- 6.3 The MCP Leadership Team shall develop and approve a protocol for addressing actual or potential conflicts of interests among its members (and those of the MCP Business Planning Leads). The protocol shall at least include arrangements in respect of declaration of interests and the means by which they will be addressed. It shall be consistent with the Parties' own arrangements in respect of conflicts of interests, and any relevant statutory duties.
- 6.4 All Parties, MCP Leadership Team Members and MCP Management Team Members shall declare and record any interests in any matter either coming before the MCP Leadership Team or to be transacted by the MCP Management Team and such

member must provide the Chair with such details as are necessary for the other Parties to decide whether or not to authorise the conflict and allow such MCP Leadership Team Member or MCP Management Team Member to participate on the matter.

7. Review

7.1 The Alliance Leadership Team Terms of Reference will be formally reviewed annually to reflect the developing role of the MCP including as to

7.1.1 Any change to risk and liability between the parties

7.1.2 any changes to the roles and contributions of the Parties

7.1.3 any changes to the Terms of Reference not dealt with by way of variations.

MCP MANAGEMENT TEAM – TERMS OF REFERENCE

1. Purpose

- 1.1 The MCP Management Team has been established to manage the Alliance, particularly in respect of the delivery of plans to achieve the Alliance Objectives and strategies agreed by the MCP Leadership Team, and to manage performance and risk.

2. Responsibilities

The MCP Management Team will:

- 2.1 promote and encourage commitment to the Alliance Principles and Alliance Objectives amongst all Parties;
- 2.2 implement strategies agreed by the MCP Leadership Team to achieve the Alliance Objectives;
- 2.3 identify and escalate to the MCP Leadership Team strategic issues and resolve challenges such that the Alliance Objectives can be achieved;
- 2.4 develop implementation plans and implement decisions on the MCP Leadership Team in response to changes in the operating environment, including in respect of national policy or regulatory requirements, which impact upon the Alliance or any Party to the extent that they affect the Parties' involvement in the Alliance;
- 2.5 manage the performance of the Alliance, accounting to the MCP Leadership Team in this respect;
- 2.6 identify and manage the risks associated with the Alliance, integrating where necessary with the Parties' own risk management arrangements;
- 2.7 implement arrangements through which the Alliance accounts to relevant regulators and other stakeholders through whatever means are required by such regulators or are determined by the MCP Leadership Team, including, to the extent relevant, integration with communications and accountability arrangements in place within the Parties.
- 2.8 address any actual or potential conflicts of interests which arise for members of the MCP Management Team or within the Alliance generally, in accordance with a protocol to be agreed between the Parties (such protocol to be consistent with the Parties' own arrangements in respect of declaration and conflicts of interests, and compliant with relevant statutory duties);

3. Accountability

- 3.1 The MCP Management Team is accountable to the MCP Leadership Team. The minutes of the MCP Management Team will be sent to the MCP Leadership Team within [insert reasonable period following each meeting].
- 3.2 The minutes shall be accompanied by a report on any matters which the Chair considers to be material. It shall also address any minimum content for such reports agreed by the MCP Leadership Team.

4. Membership and Quorum

- 4.1 The MCP Management Team will comprise:

4.1.1 [Party 1]: [insert job title of person(s) from Commissioner 1]

4.1.2 [Party 2]: [insert job title of person(s) from Commissioner 2]

4.1.3 [Primary Care Provider Representative]: [insert job title of person(s) from Primary Care Provider Representative]

4.1.4 [repeat as many times as required]

- 4.2 The following persons may attend meetings of the MCP Management Team as observers but will not participate in decisions:

4.3 [Organisation 1]: [insert job title of person(s) from Organisation 1]

- 4.4 Other members/attendees may be co-opted as necessary.

- 4.5 The MCP Management Team will be quorate if two thirds of its members are present, subject to the members present being able to represent the views and decisions of the Parties who are not present at any meeting.

- 4.6 Where a member cannot attend a meeting, the member can nominate a named deputy to attend. Deputies must be able to contribute and make decisions on behalf of the Party that they are representing. Deputising arrangements must be agreed with the Chair prior to the relevant meeting. The MCP Management Team will be chaired by [insert name or job title and organisation] (the "Chair"). [Insert name job title and organisation] will be the Deputy Chair.

- 4.7 Where the Chair is absent, the Deputy Chair shall take on the role of the Chair.

5. Conduct of Business

- 5.1 Meetings will be held *monthly*.

- 5.2 The agenda will be developed in discussion with the Chair. Circulation of the meeting

agenda and papers via email will take place one week before the meeting is scheduled to take place. In the event members wish to add an item to the agenda they need to notify **[insert]** who will confirm this will the Chair accordingly.

- 5.3 At the discretion of the Chair business may be transacted through a teleconference or videoconference provided that all members present are able to hear all other parties and where an agenda has been issued in advance.
- 5.4 At the discretion of the Chair a decision may be made on any matter within these Terms of Reference through the written approval of every member, following circulation to every member of appropriate papers and a written resolution. Such a decision shall be as valid as any taken at a quorate meeting but shall be reported for information to, and shall be recorded in the minutes of, the next meeting.

6. Decision Making and Voting

- 6.1 The MCP Management Team will aim to achieve consensus for all decisions of the Parties.
- 6.2 To promote efficient decision making at meetings of the MCP Management Team it shall develop and approve detailed arrangements through which proposals on any matter will be developed and considered by the Parties with the aim of reaching a consensus. These arrangements shall address circumstances in which one or more Party decides not to adopt a decision reached by the other Parties.

7. Conflicts Of Interests

- 7.1 The members of the MCP Management Team must refrain from actions that are likely to create any actual or perceived conflicts of interests.
- 7.2 The MCP Management Team shall adopt and comply with the protocol for addressing conflicts of interests as approved by the MCP Leadership Team.

ANNEX A

Members of the MCP Leadership Team

The initial members of the MCP Leadership Team and their nominated Party Representatives are listed below:

Party	Party Representative/MCP Leadership Team member
Fylde And Wyre Clinical Commissioning Group	Nicola Walmsley Integration Lead Jennifer Aldridge MCP Assurance Lead
Kirkham & Wesham neighbourhood chair	Dr Stephen Hardwick
Fleetwood neighbourhood chair	Dr Mark Spencer
Wyre Integrated neighbourhood chair	Dr Tom Marland
Lytham St Annes neighbourhood chair	Dr Ruth Mason
Blackpool Teaching Hospitals	Liz Holt
Fylde Coast Medical Services (NW) Ltd	Suzy Layton
Lancashire Care Foundation Trust	Heather Tierney-Moore
North West Ambulance Service	David Rigby
Spiral Health	Tracey Bush
Trinity Hospice	David Houston
Lancashire County Council	Dr Sakthi Karunanithi
Fylde Borough Council	Allan Oldfield
Wyre Borough Council	Mark Broadhurst
Fleetwood Neighbourhood Chair Appointed to represent the following GP Practices: Broadway Medical Practice Fleetwood Surgery The Mount View Practice	Chair – Dr Mark Spencer Vice Chair – Dr Robert Smythe

<p>Kirkham Neighbourhood Chair</p> <p>Appointed to represent the following GP Practices:</p> <p>Ash Tree House Surgery</p> <p>Kirkham Health Centre</p>	<p>Joint Chair - Dr Stephen Hardwick and Dr John Brown</p>
<p>Lytham St.Anne's Neighbourhood Chair</p> <p>Appointed to represent the following GP Practices:</p> <p>Ansdell Medical Practice</p> <p>Clifton Medical Practice</p> <p>Fernbank Surgery</p> <p>Holland house Surgery</p> <p>The Old Links Surgery</p> <p>Park Road Medical Practice</p> <p>Poplar House Surgery</p>	<p>Chair - Dr Ruth Mason</p> <p>Vice Chair - [tbc]</p>
<p>Wyre Integrate Neighbourhood Chair</p> <p>Appointed to represent the following GP Practices:</p> <p>Beechwood Surgery</p> <p>Over Wyre Medical Centre</p> <p>Lockwood Avenue Surgery</p> <p>Queensway Medical Centre</p> <p>The Thornton Practice</p> <p>The Village Practice</p>	<p>Chair - Dr Tom Marland</p> <p>Vice - CVhair Dr Wendy Ford</p>

SCHEDULE 3

Services

The Parties agree that they will consider all existing out of hospital care and any in hospital care that could be better provided out of hospital to be within the scope of their activities. In accordance with the Business Planning Process which is to be agreed between the parties and annexed to this Schedule below, they will annually work with stakeholders to develop a prioritised MCP Business Plan for the integration and redesign of services

Annex Business Planning Process – [the MCP Business Plan will be developed and agreed by the MCP Leadership Team by September 2017]

SCHEDULE 4
RISK/REWARD MECHANISM

The parties agree that they will consider and propose any risk/reward mechanism in accordance with the Business Planning Process identified in Schedule 3 –Services

SCHEDULE 5

Dispute Resolution Procedure

1 Avoiding and Solving Disputes

1.1 The Parties commit to working cooperatively to identify and resolve issues to mutual satisfaction so as to avoid all forms of dispute or conflict in performing our obligations under this Agreement. Accordingly the Parties will look to collaborate and resolve differences under Clause 7 (*Problem Resolution and Escalation*) of the Agreement prior to commencing this procedure.

1.2 The Parties believe that:

- (a) by focusing on the Alliance Objectives and Alliance Principles;
- (b) being collectively responsible for all risks; and
- (c) fairly sharing risk and rewards,

they will reinforce their commitment to avoiding disputes and conflicts arising out of or in connection with the Alliance.

1.3 The Parties shall promptly notify each other of any dispute or claim or any potential dispute or claim in relation to this Agreement or the operation of the Alliance (each a 'Dispute') when it arises.

1.4 The MCP Leadership Team shall seek to resolve any Dispute to the mutual satisfaction of each of the Parties.

1.5 The MCP Leadership Team shall deal proactively with any Dispute on a Best for Service basis in accordance with this Agreement so as to seek to reach a unanimous decision. If the MCP Leadership Team reaches a decision that resolves, or otherwise concludes a Dispute, it will advise the Parties of its decision by written notice. Any decision of the MCP Leadership Team will be final and binding on the Parties.

1.6 The Parties agree that the MCP Leadership Team, on a Best for Services basis, may determine whatever action it believes is necessary including the following:

- (a) If the MCP Leadership Team cannot resolve a Dispute, it may select an independent facilitator to assist with resolving the Dispute; and
- (b) The independent facilitator shall:
 - (i) be provided with any information he or she requests about the Dispute;

- (ii) assist the MCP Leadership Team to work towards a consensus decision in respect of the Dispute;
 - (iii) regulate his or her own procedure and, subject to the terms of this Agreement, the procedure of the MCP Leadership Team at such discussions;
 - (iv) determine the number of facilitated discussions, provided that there will be not less than three and not more than six facilitated discussions, which must take place within 20 Business Days of the independent facilitator being appointed; and
 - (v) have its costs and disbursements met by the Parties equally.
- (c) If the independent facilitator cannot resolve the Dispute, the Dispute must be considered afresh in accordance with this Schedule 5 and only after such further consideration again fails to resolve the Dispute, the MCP Leadership Team may decide to:
- (i) terminate the Alliance; or
 - (ii) agree that the Dispute need not be resolved.

Schedule 6
Change Procedure

1 Change

- 1.1 This Schedule 6 shall not apply to individual and minor changes to the Integrated Out of Hospital Care Services which shall be identified and approved by the MCP Leadership Team.
- 1.2 Save as otherwise specifically provided in this Agreement, no Change will be binding on the Parties unless the requirements of this Change Procedure have been satisfied.
- 1.3 Any Party will be entitled to propose a Change at any time by issuing a Notice of Change to the MCP Leadership Team.
- 1.4 Any of the Parties may, at any time prior to the signature of the Change Approval Form by all Parties, withdraw a Notice of Change it served.
- 1.5 Each Notice of Change will provide in respect of the proposed Change information including, but not limited to:
 - (a) details of the proposed Change in sufficient detail to allow evaluation of the proposed Change;
 - (b) the reason for the proposed Change; and
 - (c) the critical dates, if any, for the implementation of the proposed Change.
- 1.6 The MCP Leadership Team will review the Notice of Change as soon as reasonably practicable after receipt and consider, on a Best for Service basis, whether or not and to what extent a Change should be recommended to the Commissioner and it will take the appropriate action to implement the MCP Leadership Team's decision.

2 Effect of Change on Costs

- 2.1 The Parties shall all work together to mitigate the effect, if any, which any Change will have on the costs which each of the Parties will incur in performing their respective obligations under this Agreement or any Services Contract.

2.2 Subject to paragraphs 2.1 and 2.3, if the costs which a Party will incur in the performance of its obligations under this Agreement or its Services Contract as a result of any Change will increase or decrease, then the Parties will discuss and consider the Impact on that Party and make recommendations, as appropriate, to the Commissioner.

3 Formalities

3.1 All Changes which are approved by the MCP Leadership Team will stipulate the date from which it will be effective and will be signed by each of the Parties.

3.2 The Parties will each take all necessary steps to seek to implement any alterations to or variations of any Services Contract or any Change made in accordance with this Schedule 6 with the relevant Commissioner.

Schedule 7

Policy for Management of Conflict of Interest

To be inserted in the agreed form as may be amended from time to time by agreement of all the Parties.

arm/ex/cou/cr/17/0709mb1 Appendix 1