



**Wyre Council**  
**Local Development Scheme (LDS)**

**For consideration by the Portfolio Holder  
September 2023**

# Wyre Local Development Scheme

## 1 Introduction

- 1.1 The Planning and Compulsory Purchase Act 2004 establishes the current system of local development planning in England<sup>1</sup> and introduced the requirement to prepare and maintain a Local Development Scheme (LDS). An LDS sets out a timetable for the production of new or revised Development Plan Documents (such as a Local Plan) by the council. This LDS covers the administrative area of Wyre Borough Council for which it is the local planning authority.
- 1.2 The LDS sets out the main local planning documents the council will produce, including details about content and purpose and the timescales for preparation. This 2023 LDS is an updated position on the timetable and supersedes the 2022 version, setting out the timescales for the preparation of a new Local Plan.
- 1.3 Development plan documents, such as the Local Plan are documents which contain statements regarding one or more of the following:
  - The development and use of land which the local planning authority wish to encourage during any specific period;
  - The allocation of sites for a particular type of development or use;
  - Any environmental, social, design and economic objectives which are relevant to the attainment of the development and use of land which the local planning authority wish to encourage;
  - Development management and site allocation policies, which are intended to guide the determination of applications for planning permission.
- 1.4 In relation to local plans, the stages required are set out in The Town and Country Planning (Local Planning) (England) Regulations 2012 (As amended):
  - Reg 18 – preparation of a local plan
  - Reg 19 – publication of a local plan
  - Reg 20 – representations relating to a local plan
  - Reg 22 – submission of documents and information to the Secretary of State
  - Reg 23 – consideration of representations by appointed person
  - Reg 24 – independent examination
  - Reg 25 – publication of the recommendations of the appointed person
  - Reg 26 – adoption of a local plan

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<sup>1</sup> The Planning Act 2008 and then the Localism Act 2011 (sections 110 to 113) made a number of amendments to part 2 of the 2004 Act. Regulations – most recently The Town and Country Planning (Local Planning) (England) Regulations 2012 as amended in 2017 – make provision for the operation of the current system of plan making.

## 2 The Statutory Development Plan for Wyre

- 2.1 The statutory development plan is the starting point for the determination of planning applications and comprises:
- The Wyre Local Plan (2011-2031) (incorporating partial update of 2022)
  - The Joint Lancashire Minerals and Waste Local Plan (the adopted core strategy and the adopted site allocation and development management policies local plan)

## 3 Development Plan Documents to be prepared

- 3.1 Regulations<sup>2</sup> require local planning authorities to review local plans and their Statements of Community Involvement at least every five years from the date of their adoption.

### Wyre Local Plan

- 3.2 Table 1 below sets out the timetable for the emerging Local Plan.

**Table 1 – Local Plan Timetable**

Regulation	Stage Description	Dates
Reg 18	Preparation of a local plan	January 2022 to Summer 2024
	Scoping consultation	January 2022
	Issues and Options consultation	Summer 2024
Reg 19	Publication of a local plan	Spring 2025
Reg 20	Representations relating to a local plan	Spring 2025
Reg 22	Submission of documents and information to the Secretary of State	June 2025
Reg 23 & 24	EIP Hearing Sessions	Autumn 2025
Reg 25	Publication of the recommendations of the appointed person <sup>3</sup>	Spring 2026
Reg 26	Adoption of a local plan	Late summer 2026

- 3.3 To support the new local plan, the council will need to prepare and maintain an up to date monitoring and evidence base on key aspects of the social, economic and environmental characteristics of the area. This enables the preparation of a sound spatial plan meeting the objectives of sustainable development. Table 2 below provides an indicative list and timetable for the key evidence base documents to support the new local plan. Wyre's current monitoring and evidence base is available to view [online](#) and the webpage will be updated as new evidence becomes available.

<sup>2</sup> The Town and Country Planning (Local Planning) Amendment Regulations 2017

<sup>3</sup> See Procedural Practice in the Examination of Local Plans, Planning Inspectorate 2016 (4<sup>th</sup> Edition)

**Table 2 – Local Plan Evidence Base Timetable**

<b>Monitoring and Evidence Base Document</b>	<b>Status</b>	<b>Timetable</b>
<b>Housing</b>		
Local Housing Requirement	Prepared in-house	Autumn 2023 – Spring 2024
Local/Affordable Housing Need Assessment	To be commissioned	Autumn 2023 – Spring 2024
Gypsies, Travellers and Travelling Showpeople	Commissioned	Completion Autumn 2023
Housing Monitoring Report	Prepared in-house - ongoing	Completion Autumn 2023 for 22/23 report
Call for sites assessment (Strategic Housing and Employment Land Availability Assessment only)	Prepared in-house - ongoing	Completion Spring 2024
<b>Economy</b>		
Town Centre Regeneration Frameworks	Commissioned	Completion Autumn 2023
Retail Need and Town Centre Review	To be commissioned	Winter 2023 – Summer 2024
Economic and Employment Need Assessment	Commissioned	Completion Winter 2023
Employment Monitoring	Prepared in-house	Completion Autumn 2023 for 22/23 Report
<b>Environmental</b>		
Corporate Climate Change Strategy	Prepared in-house	Completion Spring 2024
Climate Change	Prepared in-house / to be commissioned	Winter 2023 – Spring 2024
Biodiversity Net Gain	Prepared in-house / to be commissioned	Completion Summer 2024
Strategic Flood Risk Assessment and Drainage – level 1	Commissioned	Completion Winter 2023
Strategic Flood Risk Assessment and Drainage – level 2	Commissioned (if required)	Completion Winter 2024
Heritage: conservation area appraisal and management plans	Prepared in-house / commissioned	Completion Summer 2025
<b>Infrastructure</b>		
Green Infrastructure	Commissioned	Completion Autumn 2023
Highway and Transport Review	To be commissioned if required	To be confirmed if required
Infrastructure Delivery Plan	Prepared in-house	Prepared at relevant Local Plan stages

<b>Technical Assessments and Monitoring</b>		
Sustainability Appraisal and Health Impact Assessment	Commissioned	Prepared at relevant Local Plan stages
Equalities Impact Assessment	Prepared in-house	Prepared at relevant Local Plan stages
Habitats Regulations Assessment – scoping stage	Commissioned	Prepared at relevant Local Plan stages
Habitats Regulations Assessment – Appropriate Assessment	Commissioned (if required)	Prepared at relevant Local Plan stages
Viability Study	To be commissioned	Prepared at relevant Local Plan stages
Authority Monitoring Report	Prepared in-house	Completion Winter 2023 for 22/23 Report

#### **4 Supplementary Planning Documents (SPDs)**

- 4.1 Supplementary planning documents are a category of planning document which supplement the policies in a local plan. Unlike local plans, supplementary planning documents are not required to be submitted for independent examination, but they carry less weight in the determination of planning applications than local plans.
- 4.2 The Regulations<sup>4</sup> set out the procedure to be followed by local planning authorities in relation to the preparation of supplementary planning documents, including as to consultation with interested parties and bodies and the documents which must be made available at each stage.
- 4.3 The council is currently considering the introduction of a number of SPDs and this LDS will be updated and amended to reflect the SPDs the Council wishes to develop.

#### **5 Statement of Community Involvement (SCI)**

- 5.1 The SCI is a requirement of the Planning and Compulsory Purchase Act 2004 (as amended). The SCI sets out how and when the council will involve the local community in preparing development plans and processing planning applications and controlling development. The SCI is not a development plan document.
- 5.2 The council adopted the latest version of the SCI in March 2022 and a copy is available on the council's [website](#).

#### **6 Joint Working**

- 6.1 In accordance with Section 33A of the Planning and Compulsory Purchase Act 2004 (as amended) local planning authorities must engage constructively,

<sup>4</sup> The Town and Country Planning (Local Planning) (England) Regulations 2012 (As Amended)

actively and on an ongoing basis in any process by means of which a development plan document are prepared.

- 6.2 The National Planning Policy Framework requires local authorities to ‘maintain one or more statements of common ground, documenting the cross-boundary matters being addressed and progress in cooperating to address these’. Statements of Common Ground (SoCG) will be prepared, at the appropriate point during the preparation of the new Local Plan, with all neighbouring authorities and other duty to cooperate bodies. These SoCGs will accompany the development plan documents set out in this LDS.

## **7 Monitoring and Review**

- 7.1 The council publishes an authority monitoring report (AMR) that provides information on the performance of policies within the Local Plan. The AMR provides important information to assess where future policy changes which may be required. The most up to date AMR can be found on the council’s [website](#).

## **8 Risk Assessment**

- 8.1 Every effort will be made to ensure that the programme set out in this LDS is fulfilled, but clearly there are various risks to different aspects of it. The table overleaf identifies possible risks, the issues that could ensue and the mitigation measures that will need to be taken to alleviate them. The risks that have been identified are not mutually exclusive.

Nature of the Risk	Consequences of the Risk Occurring	Mitigation	Likelihood (A) <sup>5</sup>	Severity / impact (B) <sup>6</sup>	Risk (A x B) <sup>7</sup>
Staff turnover and / or reduction in staff resource	<p>Delays in preparing the local plan.</p> <p>Loss of staff could lead to increased risk of the plan being found unsound at examination, due to lack of preparation of supporting evidence, hearing statements or gaps in knowledge where those responsible for elements of the plan have left.</p>	<p>Ensure that any leavers are replaced promptly with a suitable replacement, and that proper handover occurs to reduce direct impact on work programme.</p> <p>Robust project management for the preparation of evidence for the examination hearings based on available resources.</p>	3	4	12
Changes to the national planning system including new Government policy and guidance issued during preparation of the Local Plan	<p>Delays in the production of the local plan.</p> <p>Additional evidence may be required to address new national policy requirements.</p>	<p>New national policy and guidance will be taken into account as the Local Plan work progresses.</p> <p>As far as possible develop a flexible policy approach which remains relevant in spite of changing technical requirements.</p> <p>Accommodate new requirements through an early review.</p>	7	5	35
Significant number of representations	<p>Delays in the production of the local plan. Lack of a plan led approach to development management in the Borough until such time as the local plan is finalised.</p>	<p>Ensure comprehensive consultation takes place in early stage (regulation 18) prior to the finalisation of a local plan to reduce level of objections following publication.</p> <p>Further resources made available at appropriate times to ensure representations are dealt with in a timely fashion.</p>	4	3	12

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Capacity of Planning Inspectorate (PINS) and other statutory agencies (such as LCC Highways, National Highways, Natural England, Environment Agency etc.) to support the process.	<p>Programming of the public examination will be heavily influenced by the workload of PINS.</p> <p>The timely response from external organisations may be subject to work pressures from other local authorities preparing Local Plans to similar timescales as our own.</p>	We will address this matter by ensuring that we provide early notice to PINS and other statutory agencies of our timescales and requirements.	4	3	12

<sup>5</sup> Low 1-3, Moderate 4-6, Significant 7-12, High 13+

<sup>6</sup> Low 1-3, Moderate 4-6, Significant 7-12, High 13+

<sup>7</sup> Low 1-3, Moderate 4-6, Significant 7-12, High 13+