

## Wyre OAN and Duty to Cooperate Meeting 14<sup>th</sup> July 2017

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### In attendance:

**MK** Melissa Kurihara - Wyre Borough Council

**RP** Réa Psillidou - Wyre Borough Council

**SS** Steve Smith - Fylde Borough Council

**ME** Mark Evans - Fylde Borough Council

**DP** David Porter - Lancaster City Council

**MM** Mike Molyneux - Preston City Council

**Apologies:** Blackpool Council

### Purpose of the meeting

RP explained that the purpose of the meeting was to try and come to a conclusion regarding the shortfall in delivering Wyre's OAN and addressing the unmet housing need. This is not necessarily the same as agreeing on such matters. The meeting follows a session where all adjoining LPAs were invited to a presentation of the housing and employment evidence by consultants, and to ask any questions.

### OAN

ME stated it would be useful to see the finalised position (the latest update of housing and employment evidence). RP explained that SHMA Addendum III is consistent with Addendum II and that we can discuss the principles on the basis of the published evidence.

Fylde are content with the methodology of Addendum II, their concerns are regarding the inputs used (primarily those relating to employment forecasts). There will need to be an explanation of the approach taken. RP pointed to the 2015 Employment Land Study Update (ELSU) Addendum I as containing the explanation as to why Experian is preferred in Wyre, this will not change in Addendum II. The only difference between the 2015 ELSU and 2017 Addendum II is an adjustment for the Enterprise Zone (EZ), which was designated after the 2015 ELSU.

Discussion was had regarding the approach to the Enterprise Zone. Fylde's view was that including an adjustment for the EZ was a policy on' scenario contrary to Wyre's stated position that the Local Plan was based on a 'policy off' economic scenario. RP disagreed that consideration of the EZ was a 'policy on' position when the EZ was designated with a primary objective of stimulating job growth. RP also stated that the adjustment related to investment proposals with a high certainty of taking place.

MM stated that in his experience it was appropriate to take account of proposals which had high certainty of being implemented. SS highlighted this as a key difference between Fylde and Wyre. Fylde considered the PAS technical advice note which supports their approach to the EZ. The EZ should be factored in as a consideration as part of the housing requirement, not the OAN. They have some case law to support his and agreed to share it with Wyre.

### **ACTION – Fylde to share appropriate case law with Wyre**

Fylde have a different approach to employment land - they have based their requirement mainly on past take up (like Blackpool) and sense checked in their Addendum III against all three forecasting

## CONCLUSIONS

- Fylde would not object to the highways evidence as it is produced by the joint highways authority but do not accept at this stage that it represents the final position
- Lancaster do not object to the evidence
- Preston have some concerns regarding the evidence but do not intend to object

## Ability to assist

DP informed the meeting of a recent pre-app in Lancaster on a site west of the A6 and south of junction 33 M6, where a proposal of 750-1,000 units has been suggested. The application is not considered sustainable or supported but if allowed this could go some way to meeting Lancaster's shortfall, and potentially Wyre's. The agent has been advised to engage in the LP process but is looking to put in an application anyway.

Fylde indicated that they are suggesting a main modification that they will look to review their plan if the Wyre Local Plan is adopted with a shortfall in the OAN. They are not intending to make any other contingency measures in the Plan. They will not reserve land in the Plan as the pressure to develop this now will be too great (based on experience of others at S78 appeals). Exploring options other than a review was not a matter for discussion at this stage.

Fylde also indicated that they have constraints that could prevent them from assisting but they would not be carrying out work to assess the extent of these until a shortfall had been confirmed. An example suggested was highways constraints, it was suggested that a Fylde peninsula wide highways study may be needed. It appeared the HE had given slightly different advice regarding highways capacity affecting both boroughs regarding capacity of junction 3 of the M55. Fylde's understanding was that M55 junction 3 was a constraint to any further development. Wyre's understanding was that whilst M55 junction 3 was a constraint, HE was working towards improvements to support both Wyre and Fylde's Local Plans. M55 junction 3 was not a constraint in the same manner as junction 1 where further improvements were not possible.

Preston outlined the new SHMA that they have just received in draft. Their OAN is lower - was 507 now 473). Chorley and South Ribble have both increased OAN numbers There is likely to be some discussion regarding re-distribution within the HMA but this hasn't taken place yet. The change is mainly due to planned economic growth and Preston's demographics of young population. The HMA has 80% containment. At Barton S78 appeals 5 year land supply is being challenged. There is a potential that Preston can assist Wyre subject to the conversations regarding re-distribution of need from within the HMA. Barton sites could be viewed as windfall on the border. Work has commenced on the joint plan review (SHMA, ELR, Open space). The Plan is intended to be in 2 parts again, a strategic document for all three authorities and then a subsequent document for each authority. The aim is to have both parts adopted by 2020. There has been some discussion about trying to produce an HMA wide 5year land supply.

## CONCLUSIONS

- Fylde are proposing a main modification to their plan to state that if Wyre adopts a plan with a shortfall they will review their plan and explore if it is possible to help. Until this happens no further action will be taken.