

## **FYLDE COUNCIL LOCAL PLAN EXAMINATION**

**Inspector:** Mrs Yvonne Wright BSc(Hons) DipTP MSc DMS MRTPI

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Dear Mr Evans

### **Fylde Council Local Plan – Next Steps**

1. Further to the Stage 2 examination hearing sessions held between 20 and 28 June 2017, this letter sets out next steps as discussed during the final session.
2. Firstly though, in the Stage 2 round-up session the Council gave an initial response to the matters of clarification I highlighted at the start of Stage 2 proceedings. One matter related to the justification for the Council's approach to the delivery of the housing shortfall (undersupply) that has accumulated since the beginning of the Plan period. As the Council is fully aware, at this stage this is based on objectively assessed housing needs and housing requirement figures that are subject to further consultation and examination. I heard that the Council considers that local circumstances justify the use of the Liverpool approach rather than Sedgefield.
3. However the factors that were highlighted by the Council in the session, on their own, do not provide sufficient justification for use of the Liverpool approach. Can I therefore ask the Council to respond to the following queries:
  - i. Can any sites proposed to be delivered later in the Plan period be realistically brought forward into the five year supply?
  - ii. Are there any additional sites available within the Borough that would conform to the Plan's development strategy and be deliverable within the first five years?
4. At the round-up session, I queried whether bus service details set out within the settlement hierarchy assessment paper were up-to-date for certain settlements. I also heard that other services may have changed since the assessment was produced. The Council should consider this matter, clearly set out their findings and confirm whether there are any implications for the position of settlements within the settlement hierarchy.
5. The Council response received on the above matters will need to be consulted on as part of the forthcoming consultation exercise. This should be for a minimum of 6 weeks and also include the Council's new evidence produced in relation to objectively assessed housing needs, economic forecasting, the housing requirement, housing trajectory and the five year

housing land supply. This should include implications for any relevant policies within the Plan (such as S1, DLF1 and SL1-SL5). In addition, any implications for carrying out further sustainability appraisal needs to be assessed at this stage.

6. I would therefore be most grateful if the Council could confirm as soon as possible when a response to the above queries can be produced and when the dates for the 6 week consultation period are proposed.
7. During the hearing sessions the Council was asked to provide further details and consider main modifications on other specific matters within the Plan. However a response on these issues is not needed prior to the start of consultation on the above matters. I will issue a deadline for submission of this information in due course subject to Council clarification as to when responses can be provided.
8. Following the consultation period it will be necessary for me to examine the evidence and representations made on these matters. Whether or not Stage 3 hearing sessions will be necessary will be confirmed at a later date.

Yours Sincerely

*Y Wright*

Inspector

3 July 2017