



# Agenda

## Planning Committee

Date:	Wednesday, 27 February 2019 at 6:30 pm
Venue:	Town Hall, St Annes, FY8 1LW
Committee members:	<p>Councillor Trevor Fiddler (Chairman)</p> <p>Councillor Richard Redcliffe (Vice-Chairman)</p> <p>Councillors Jan Barker, Michael Cornah, Neil Harvey, Kiran Mulholland, Jayne Nixon, Linda Nulty, Liz Oades, Sandra Pitman, Heather Speak, Ray Thomas.</p>

	PROCEDURAL ITEMS:	PAGE
1	<b>Declarations of Interest:</b> Declarations of interest, and the responsibility for declaring the same, are matters for elected members. Members are able to obtain advice, in writing, in advance of meetings. This should only be sought via the Council's Monitoring Officer. However, it should be noted that no advice on interests sought less than one working day prior to any meeting will be provided.	1
2	<b>Confirmation of Minutes:</b> To confirm the minutes of the meeting to be held on <a href="#">13 February 2019</a> as a correct record.	1
3	<b>Substitute Members:</b> Details of any substitute members notified in accordance with council procedure rule 23.	1
	DECISION ITEMS:	
4	Draft Biodiversity Supplementary Planning Document	3 - 82
5	Draft Affordable Housing Supplementary Planning Document	83 - 161
6	Draft Healthy Living Supplementary Planning Document	162 - 258
	INFORMATION ITEMS:	
7	Wyre Local Plan 2011-2031 - Publication of Planning Inspector's Report	259
8	Outside bodies	260 - 262

Contact: Sharon Wadsworth - Telephone: (01253) 658546 – Email: [democracy@fylde.gov.uk](mailto:democracy@fylde.gov.uk)

The code of conduct for members can be found in the council's constitution at  
<http://fylde.cmis.uk.com/fylde/DocumentsandInformation/PublicDocumentsandInformation.aspx>

**© Fylde Council copyright 2019**

You may re-use this document/publication (not including logos) free of charge in any format or medium. You must re-use it accurately and not in a misleading context.

The material must be acknowledged as Fylde Council copyright and you must give the title of the source document/publication.

Where we have identified any third party copyright material you will need to obtain permission from the copyright holders concerned.

This document/publication is also available on our website at [www.fylde.gov.uk](http://www.fylde.gov.uk)

Any enquiries regarding this document/publication should be sent to us at the Town Hall, St Annes Road West, St Annes FY8 1LW, or to [listening@fylde.gov.uk](mailto:listening@fylde.gov.uk).

## DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	PLANNING COMMITTEE	27 FEBRUARY 2019	4
<b>DRAFT BIODIVERSITY SUPPLEMENTARY PLANNING DOCUMENT</b>			

### PUBLIC ITEM

This item is for consideration in the public part of the meeting.

### SUMMARY

The Draft Biodiversity Supplementary Planning Document (Appendix 1) is presented for members' agreement, prior to further work and sustainability appraisal. The Biodiversity SPD gives the Council support in its implementation of ENV1 and ENV2 of the Local Plan. It also provides Criteria and Indicative Thresholds (a Trigger List) for when a Survey and Assessment are required, suggested content of Ecological Surveys and also sets out the methodology for dealing with ecological issues via the planning application process. The SPD also includes more detail with respect to the mitigation hierarchy and International and European Sites.

A summary of the results of the scoping consultation and how these have been incorporated are set out in the Summary of Representations, which is also provided for members (Appendix 2).

Officers will continue to work on the draft SPD, sustainability appraisal will be carried out and a screening opinion will be sought. The draft SPD will then be put out for consultation, members will have a further opportunity to consider the SPD later in the year in the light of any comments received as a result of the consultation exercise.

### RECOMMENDATIONS

1. That the results of the consultation into the Biodiversity SPD (Scoping) as set out in the Summary of Representations (Appendix 2) be noted.
2. That the Draft Biodiversity Supplementary Planning Document (Appendix 1) be approved for further work, Sustainability Appraisal, and a screening report prior to being issued for public consultation.

### SUMMARY OF PREVIOUS DECISIONS

14<sup>th</sup> November 2018 Planning Committee approved the Biodiversity SPD Scoping document for public consultation.

10<sup>th</sup> September 2018 Planning Committee approved the LDS 2018 which states that the Council will commence work on four Supplementary Planning Documents. These are the Affordable Housing, Good Design, Healthy Living and Biodiversity SPDs.

CORPORATE PRIORITIES	
Spending your money in the most efficient way to achieve excellent services ( <b>Value for Money</b> )	✓
Delivering the services that customers expect of an excellent council ( <b>Clean and Green</b> )	✓
Working with all partners ( <b>Vibrant Economy</b> )	✓
To make sure Fylde continues to be one of the most desirable places to live ( <b>A Great Place to Live</b> )	✓
Promoting Fylde as a great destination to visit ( <b>A Great Place to Visit</b> )	✓

## REPORT

- Supplementary Planning Documents (SPDs) provide greater clarity as to the requirements of Local Plan policies for specific situations or types of development. SPDs may not make policy, but rather provide guidance on the application of the policies contained in the adopted Fylde Local Plan to 2032.
- The Biodiversity SPD is proposed to be one of the initial suite of four SPDs produced to support the policies of the recently adopted Local Plan. The Biodiversity SPD was requested by Natural England because they requested a SPD to set out the requirements for mitigation, with respect to the International and European Sites as part of their consultation response to the Local Plan.
- The Biodiversity SPD is considered necessary for a number of reasons:
  - To provide more detailed information about the types of mitigation and compensation expected in relation to development that impacts on the International and European sites, as requested by Natural England as part of a consultation response on the Local Plan.
  - To provide more detailed information for planning applicants on designated sites, and the Lancashire Ecological Framework as well as an overview of Fylde's Natural Assets.
  - Although planning applications are put through a process, with respect to Biodiversity this is currently not set out in detail for applicants. Section 7 Biodiversity and the Planning Application Process describes in detail when surveys and assessments are required for designated sites, priority habitats and ecological networks, priority and protected species. Detailed information is also provided on the content of surveys and assessments and when they should be carried out.
  - Biological Heritage Sites (BHS) surveys are out of date and there will be a new requirement for a baseline survey if it is considered that a development will impact on a BHS.
  - More detailed information on the mitigation hierarchy and enhancement of sites is needed.
  - Listed building consents, permitted development rights and prior notification and or/approvals for demolition, tree preservation order consents and nationally significant infrastructure all have implications for Biodiversity.
  - Invasive species of plants should be eradicated from development sites and other invasive species should not be planted in Lytham St Annes because they could spread to the sand dunes, a list of invasive species is included in the SPD.
  - Declines in swifts and farmland birds need to be highlighted as an issue.

## Previous Consultation

- The first stage of producing an SPD is to consult on what the SPD should contain, termed a "scoping" consultation. The results of the consultation are set out in the Summary of Representations (Appendix 2). There were 14 responses 4 of which were no comment. Natural England and the Lancashire Wildlife Trust both provided very comprehensive and detailed responses, as did the Fylde Bird Group and Mr Rowson. Appendix 2 summarises the responses (in the order provided by the Scoping Report), states the change that the response was requesting and sets out what will be incorporated in the SPD as a result of the response.

5. For most of the responses it is possible to incorporate the text requested/correction in the Biodiversity SPD. However, there were some requests which are considered to be beach management (rather than a matter than can be addressed via a planning decision). Beach management is covered by other council documents e.g. the Sand Dunes Management Plan. Also agricultural practices in relation to the conservation of farmland birds cannot be controlled by the planning system. However, this is an important issue that is highlighted by the SPD and the Council will be supportive of any initiatives to improve biodiversity for farmland birds.

### **The Draft SPD**

6. The draft SPD starts by describing the legislative framework, national and local. Designated sites, the Lancashire Ecological Network and Nature Improvement Areas are included. Section 6 is an overview of Fylde's assets, in particular the Ribble and Alt Estuaries SPA (special protection area). The designations on this area, both International and European recognise the importance of the Ribble Estuary as a habitat for migratory birds as it supports one of the biggest wintering and passage populations of wading birds in Britain. Fylde also contains a wealth of other biodiversity, particularly in the rural areas.
7. Section 7 of the SPD describes in detail how Biodiversity should be addressed through the planning process. It sets out when surveys and assessments are required (in general), when they are required for designated sites and priority habitats, for ecological networks and for protected and priority species. This section also sets out what should be included in these various different surveys and what time of the year they should be carried out. Finally Section 7, provides detail on the mitigation hierarchy that is, avoiding harm, mitigating harm and finally compensating for loss, with a separate sections on the International and European sites.
8. Information on the enhancement of development sites is provided along with guidance relating to Listed Buildings and Permitted Development Rights. Permitted Development includes Barn Conversions which can impact on Bats and breeding birds. Advice is also provided for Prior Notifications and/or Approvals for Demolition, Tree Preservation Order consents, Invasive Species and Choice of Planting in Landscaping Schemes.
9. Declines of Swifts and Farmland Birds are also highlighted as issues. Fylde Bird Club are going to monitor swifts this summer and feedback any information about nest sites. This evidence is needed to inform decisions about requirements for provision of nest sites in new buildings. There are seven appendices to the SPD:
- Appendix 1 Planning Policies from the adopted Fylde Local Plan to 2032;
  - Appendix 2 Local Requirements for Designated Sites, Priority Habitats, Ecological Networks and other biodiversity features;
  - Appendix 3: Local requirements for Protected Species: Criteria and indicative Thresholds (Trigger List) for when a survey and assessment are required;
  - Appendix 4: Ecological Survey Seasons;
  - Appendix 5 Suggested Content of Ecological Surveys;
  - Appendix 6 Dealing with Ecological Issues in the Planning Process
  - Appendix 7 Sources of Information and Web Resources
  - Appendix 8 Glossary

### **Next Steps**

10. Officers will continue to work on the SPD and Sustainability Appraisal and a screening opinion on the requirements for Habitats Regulations Assessment will be sought. The draft SPD will then be put out for consultation, members will have a further opportunity to consider the SPD later in the year in the light of any comments received as a result of the consultation exercise.

IMPLICATIONS	
Finance	There are no financial implications arising directly from this report
Legal	The SPD will undergo consultation in accordance with Regulations 12 and 13 of The Town and Country Planning (Local Planning) (England) Regulations 2012
Community Safety	None
Human Rights and Equalities	None
Sustainability and Environmental Impact	The Biodiversity SPD will promote sustainable development and reduce environmental impact by clarifying requirements with respect to Biodiversity.
Health & Safety and Risk Management	None

LEAD AUTHOR	CONTACT DETAILS	DATE
Julie Glaister	Julie.glaister@fylde.gov.uk	February 2019

BACKGROUND PAPERS		
Name of document	Date	Where available for inspection

#### Attached documents

Appendix 1: Fylde Council Draft Biodiversity Supplementary Planning Document

Appendix 2: Summary of Representations Received on the Biodiversity Supplementary Planning Document (SPD): Scoping Consultation



# Fylde Biodiversity

## Supplementary Planning document

For Consultation

**February 2019**

## Contents

<b>Consultation Information and How to Respond</b>	
1.0 Introduction	4
2.0 Legislative Framework	5 - 6
3.0 Planning Policy	6 - 8
4.0 Designated Sites	8
5.0 The Lancashire Ecological Network	8 - 11
6.0 Overview of Fylde's Natural Assets	11 - 13
7.0 Biodiversity and the Planning Application Process	13 - 30
8.0 Sustainability Appraisal and Habitats Regulations Assessment	30
9.0 Monitoring and Review	30
10.0 Status of the Document	30
11.0 Further Information	30
<b>Appendices</b>	
Appendix 1: Planning Policies from the Fylde Local Plan Publication version	31 – 34
Appendix 2: Local Requirements for Sites, Habitats and Networks	35 – 37
Appendix 3: Local Requirements for Protected Species	38 – 41
Appendix 4: Ecological Survey Seasons	42 – 43
Appendix 5: Suggested Content of Ecological Surveys	44 – 47
Appendix 6: Dealing with Ecological Issues in the Planning Process	48
Appendix 7: References	49
Appendix 8: Glossary	



## **Consultation information**

This draft Supplementary Planning Document (SPD) on Biodiversity has been prepared following input from stakeholders at the earlier scoping consultation. Councils are required to consult on a draft SPD before it is adopted (Regulation 13 of the Town and Country Planning (Local Planning) (England) Regulations 2012). This consultation therefore invites representations on the Draft Biodiversity SPD. The Draft SPD is accompanied by the Summary of Representations, as also required by Regulation 13. The Summary of Representations sets out the results of the earlier consultation of November 2018 to January 2019 on the scope of the SPD, and how comments made have informed the preparation of the document.

The consultation runs from XXX 2019 to YYY 2019 (4 weeks).

## **How to Respond**

Responses should address the sections/paragraphs in the document. Please reference the paragraph you are referring to. The Council's preference is for responses to be sent by email to [PlanningPolicy@fylde.gov.uk](mailto:PlanningPolicy@fylde.gov.uk). Alternatively they may be sent by post to Planning Policy, Fylde Council, Town Hall, St Annes Road West, Lytham St Annes, Lancashire FY8 1LW.

## 1.0 Introduction

### What is a Supplementary Planning Document (SPD) and what is the purpose of this SPD?

- 1.1. Supplementary Planning Documents (SPDs) provide further detail and guidance in relation to policies and proposals within the development plan; although they do not form part of the statutory development plan themselves. SPDs must be consistent with national planning policies, as well as the policies set out in the development plan.
- 1.2. This SPD is one of a suite of SPDs that will be prepared in accordance with the Local Planning Regulations (SI 2012 No.767) and the National Planning Policy Framework 2018 (the Framework), conforming and responding to all relevant local and national policies, and based upon a robust and up-to-date evidence base. The SPD is to be considered alongside policies in the adopted Fylde Local Plan to 2032. The SPD guidance should therefore be taken into consideration from the earliest stages of the development process of any site, including any purchase negotiations and in the preparation of development briefs, masterplans and planning applications.
- 1.3. Fylde Council recognises the important contribution that planning can make to improving biodiversity within the borough. This includes protecting and enhancing the international, national and local sites of biodiversity importance, as well as species and habitats. To this end, the council has worked with Natural England and Lancashire Wildlife Trust to produce this Biodiversity SPD.
- 1.4. Development can have a negative impact on biodiversity, both directly, through the destruction of habitat, and indirectly. These impacts can be significant and lead to the decline of biodiversity. Development can also have positive impacts for biodiversity for sites where there is little wildlife, by integrating new habitats with adjacent areas of biodiversity value, and enhancement of the biodiversity of the development site itself. The main goal of this SPD is to ensure that development enhances, protects and conserves biodiversity and ecological networks.
- 1.5. Fylde has a wealth of natural assets which have been recognised for their importance and that function locally, nationally and internationally. These include the Fylde Coast, Ribble Estuary, the agricultural hinterland, wetlands including rivers, watercourses, canals and ponds, grasslands and woodlands which also provide habitats for significant populations of plants and animals. Many of these natural assets do extend further than the boundary of Fylde Council's administrative area and, through the Duty to Co-operate natural assets have been recognised and accepted as a strategic matter for co-operation with Neighbouring Authorities in Lancashire and Lancashire County Council.
- 1.6. This SPD provides guidance for applicants in terms of understanding the relevant policies in the adopted Fylde Local Plan to 2032 and what is required as part of the planning application process. This includes guidance in relation to ecological networks. Once adopted, this SPD should be afforded significant weight as a material consideration in determining planning applications. This SPD is not a nature conservation strategy or an action plan for biodiversity.

### What is biodiversity and why is it important?

- 1.7. Biodiversity is defined as 'the variety of all life on earth' in the Government's Biodiversity Strategy - 'Biodiversity 2020 – A Strategy for England's wildlife and ecosystem services'.

Natural ecosystems provide us with a wide range of goods and services that support our economic and social wellbeing. These include essentials such as food, fresh water and clean air, and also services such as protection from natural disasters and regulation of our climate. Biodiversity is important for its own sake and Fylde supports species and habitats of international, national and local importance.

## 2.0 Legislative Framework

### Key Legislation

2.1. Key legislation in relation to biodiversity and nature conservation that is of relevance to this SPD includes:

- **The Conservation of Habitats and Species Regulations, 2017:** These Regulations provide for the designation and protection of 'European sites', the protection of 'European protected species', and the adaptation of planning and other controls for the protection of European Sites.
- **The Natural Environment and Rural Communities Act, 2006:** This includes the duty on public bodies, including local planning authorities, to have proper regard to conserving biodiversity in the exercise of their functions. It also lists species and habitats of principal importance for biodiversity in England.
- **Wildlife and Countryside Act, 1981:** The Act covers protection of wildlife (birds, and some animals and plants), the countryside and the designation of protected areas including Sites of Special Scientific Interest (SSSIs) that are identified for their flora, fauna, geological or physiographical features.
- **The Water Framework Directive:** This came into force in December 2000 and became part of UK law in December 2003. It applies to all surface freshwater bodies (including lakes, rivers and streams), groundwater, groundwater dependant ecosystems, estuaries and coastal waters out to one mile from low water. The Directive aims to improve the ecological health of inland and coastal waters and prevent further deterioration.
- **The Bathing Water Directive, 2006:** This aims to safeguard public health and clean bathing waters. One mechanism of doing this is through the planning and development process to ensure that new developments do not pose a threat to water quality whilst enhancing the quality of our habitats for wildlife.
- **The Hedgerows Regulations, 1997:** These Regulations protect many countryside hedgerows from being removed.

2.2 There is other legislation covering biodiversity such as the Protection of Badgers Act 1992. A summary of nature conservation legislation and regulation within the UK can be found on the United Kingdom's Joint Nature Conservation Council (JNCC) website, at <http://jncc.defra.gov.uk/page-1359>

## What is a protected species?

- 2.3 Legislation in the United Kingdom, under domestic or European law, provides for the protection of certain species of wild plants, birds and animals. The degree of protection could be partial (e.g. trade is prohibited) or full, in which case the disturbance, killing or injuring of one of the species could constitute an offence. Breeding places and sheltering places associated with protected species are also protected. A summary of species protection and legislation in the UK can be found on the United Kingdom's Joint Nature Conservation Committee website, at <http://jncc.defra.gov.uk/page-1747> A basic guide to the role of Local Planning Authorities and the responsibilities of developers to statutorily protected species in England can be found at <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>
- 2.4 Priority species were those that were identified as being the most threatened and requiring conservation action under the UK Biodiversity Action Plan (BAP). The UK BAP was succeeded by the UK Post-2010 Biodiversity Framework in July 2012. Further information on priority species can be found on the United Kingdom's JNCC website, at <http://jncc.defra.gov.uk/page-5717>

## 3.0 Planning Policy

### National Policy

- 3.1 Local Planning Authorities have to take the requirements of the Framework 2018 into account when determining planning applications and preparing Local Plans and Supplementary Planning Documents.
- 3.2 The Framework includes a range of requirements relating to biodiversity that are relevant to this SPD, It states that:
- Planning policies and decisions should contribute to and enhance the natural and local environment by: protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils, recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services. They should also maintain the character of the undeveloped coast and access to it , minimise impacts on and provide net gains for biodiversity, including by establishing coherent ecological networks, preventing new and existing development from contributing to, being put at unacceptable risk, or being adversely affected by, unacceptable levels of soil, air , water or noise pollution or land instability and remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land [paragraph 170].
  - Plans should distinguish between the hierarchy of international, national and locally designated sites, allocate sites with the least environmental or amenity value, take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries [paragraph 171].
- 3.3 To minimise impacts on habitats and biodiversity the Framework sets out, at paragraph 174, that plans should:

- Identify and map components of the local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them and areas identified by national local partnerships for habitat restoration or creation.
- Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

3.4 The Framework states [paragraph 175] that when determining planning applications, local planning authorities should apply the following principles:

- If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or as a last resort, compensated for, then planning permission should be refused.
- Proposed development on land within or outside a SSSI likely to have an adverse effect on a SSSI should not normally be permitted.
- Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees should be refused unless there are wholly exceptional reasons.
- Development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.

#### **Planning Practice Guidance PPG (January 2016)**

3.5 The Planning Practice Guidance sets out the statutory basis for minimising impacts on biodiversity and providing net gains where possible, it describes how Local Planning Authorities should plan for Biodiversity and Geodiversity, provides guidance on ecological networks, ecological evidence, legal obligations for European sites, guidance on local sites, ecosystem services and nature improvement areas. The Planning Process, enhancement of biodiversity, avoiding, mitigating and compensating for significant harm are also included.

#### **Local Policy**

- 3.6 The Framework policy requirements are reflected in the adopted Fylde Local Plan to 2032 (the Local Plan).
- 3.7 The Local Plan is the key planning policy document for Fylde, as it sets the overarching vision, objectives and spatial development strategy for the area.
- 3.8 The Local Plan has a policy on Biodiversity, produced in conjunction with advice from Natural England. **Appendix 1** contains the relevant Fylde Local Plan policies (**ENV1** and **ENV2**). Although these policies are being highlighted as being particularly relevant to biodiversity, the plan should be read as a whole and other policies and supporting text will be relevant.
- 3.9 There are also two Neighbourhood Plans in Fylde, the St Annes Neighbourhood Plan (SANP) and the Bryning with Warton Neighbourhood Plan. Policy EN1 Sites of Biological and Geological Importance (SANP) and Policy BWNE1 Protecting and Enhancing Local Wildlife and Habitats of the Bryning with Warton Neighbourhood Plan are also relevant.

- 3.10 The Fylde Local Plan to 2032, adopted October 2018, together with the Joint Lancashire Minerals and Waste Core Strategy DPD 2009 and the Joint Lancashire Minerals and Waste Local Plan Site Allocations DPD, plus the two Neighbourhood Plans form the statutory development plan for Fylde, although the Neighbourhood Plans only apply to the areas for which they are made. They are not Borough wide development plan documents.
- 3.11 Section F of this SPD deals with Biodiversity and the Planning Application Process. This sets out how these policies will be applied in relation to the determination of planning applications.

#### 4.0 Designated Sites

- 4.1 Some sites have a statutory designation and are protected by legislation such as the Conservation of Species and Habitat Regulations, 2010 and the Wildlife and Countryside Act, 1981 (as amended).
- 4.2 The following types of sites are identified on the Policies Map, which accompanies the Local Plan and are protected by policy **ENV2** on Biodiversity:
- International Sites designated under European legislation, which include Special Protection Areas (SPAs) and Special Areas of Conservation (SACs). The Ribble and Alt Estuaries SPA is an example. This site is also designated as a Ramsar site, which are wetlands of international importance. It is considered that this Biodiversity SPD is unlikely to have any significant effect on a SPA or SAC, above and beyond any effects that the Local Plan is likely to have, either individually or in combination with other plans and projects. However, the SPD will be subject to both Sustainability Appraisal and Habitats Regulations Assessment, which will be put out for consultation with the SPD.
  - Sites of National importance for conservation, which are designated as Sites of Special Scientific Interest (SSSIs)
  - Locally important sites, which may have been designated as Local Wildlife Sites – known in Lancashire as Biological Heritage Sites (BHSs) and Local Geodiversity Sites (LGS).

#### 5.0 The Lancashire Ecological Network

##### What are Ecological Networks?

- 5.1 The 'Making Space for Nature' (2010) report was an independent national review of England's wildlife sites and the connections between them. It concluded that the conservation objectives behind the identification of sites cannot be successfully achieved if sites remain, or become, further fragmented and isolated from each other. Particularly when considered in the light of the need for species to be able to respond to potential environmental changes arising from climate change.
- 5.2 It recommended that ecological connections which exist between high quality sites are maintained, and developed, to allow species populations, or at least their genes, to move between them to establish a coherent and resilient network.
- 5.3 This review has informed national planning policy in the Framework, which requires Local Planning Authorities to identify, map and safeguard components of local wildlife rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping

stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation.

- 5.4 The priorities for action to enhance the resilience and coherence of ecological networks are summarised by the mantra: *better, bigger, more* and *joined*. To achieve this, 'Making Space for Nature' recommends:

- Improving the quality of current sites by better habitat management.
- Increasing the size of current wildlife sites.
- Enhancing connections between, or join up, sites, either through physical corridors, or through 'stepping stones'.
- Creating new sites.
- Reduce the pressures on wildlife by improving the wider environment, including through buffering wildlife sites.

<https://webarchive.nationalarchives.gov.uk/20130402170324/http://archive.defra.gov.uk/environment/biodiversity/documents/201009space-for-nature.pdf>

- 5.5 Policy **ENV2** in the Local Plan refers to ecological networks. This SPD includes guidance on how to deal with development which is located within or adjacent to an ecological network.

#### **What is the Lancashire Ecological Network?**

- 5.6 In Lancashire, ecological networks are being mapped, on behalf of the Lancashire Local Nature Partnership (the LNP), in response to the recommendations contained in the 'Making Space for Nature' review and to assist local planning authorities to comply with the Framework.

- 5.7 The Lancashire Ecological Network (the Network) seeks to identify linkages between known wildlife sites. The Network is mapped using existing data about wildlife sites, habitats and species preferences. These data are evaluated to identify areas of high 'landscape integrity' where habitats are in relatively natural condition and have lower levels of human modification. Separate habitat preference maps were created for three different broad habitat groups:

- Woodland and Scrub;
- Grassland;
- Wetland and Heath.

These habitat groups are likely to support species that are believed to have similar preferences and needs.

- 5.8 Mapping software was used to identify the best connections between core habitat sites for each species group using a series of steps:

1. Identify Core Areas
2. Map Habitat suitability
3. Identify corridors connecting core sites based on the 'least cost path' between core areas.

- 5.9** More detailed information on the Lancashire Ecological Network is contained within the 'Lancashire Ecological Network Approach and Analysis' document.

### **Elements of the Lancashire Ecological Network**

- 5.10** For each of the three identified broad habitat groupings, the following components have been identified: core areas, corridors and stepping stones.

#### **Core Areas:**

- 5.11** These are identified wildlife sites of at least county importance. All Core Areas are classified by the priority habitat groupings for which they are of importance. The following types of wildlife site are included in Core Areas:

- Natura 2000 ('European sites'), which are international designations
- Sites of Special Scientific Interest
- Biological Heritage Sites;
- Local Nature Reserves of County importance.

Therefore, many existing designated sites form part of the ecological network.

#### **Corridors:**

- 5.12** Corridors comprise continuous stretches of permeable habitat that can, over time, be utilised by species to move between Core Areas. They are classified by length (0 – 250m, 250m -3km, 3 – 5km). Corridors can contain habitat features which also act as Stepping Stones. In general, shorter routes, and routes through higher quality habitat, are preferable for habitat connectivity as species are more likely to successfully move through sites. Long paths between sites may represent paths that are only accessible to some species.
- 5.13** Attention is focused on corridors of 3 kilometres or less as the corridors that are most likely to be contributing to movement of individuals and species. This distance represents an intermediate dispersal capability and is proposed as an interim standard for evaluating overall network condition and connectivity. This measure can be adjusted upwards or downwards for individual habitat types or for all habitat types as future research indicates is appropriate.

#### **Stepping Stones:**

- 5.14** Mapping ecological corridors and protected sites allows areas that are potential stepping stones to be highlighted — high quality habitats occurring in long corridors. Stepping Stones include:
- District level wildlife sites (where these exist) and Local Nature Reserves (of district wildlife significance) and important road verges. These are classified in respect of the priority habitats they support.
  - Areas of priority habitat, outside protected sites but within, or partially within, the ecological network corridor.



- 5.15 The Core Areas, Corridors of 3km or less and Stepping Stones are the Primary Features of the Network.

### **Ecological Network Mapping**

- 5.16 The Ecological Network map can be viewed on Fylde Council's website. <http://www.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/comprehensivelistofevidence/>

- 5.17 Information on integrating Ecological Networks in the development process is found in Section 7 on Biodiversity and the Planning Application process.

### **Nature Improvement Areas**

- 5.18 Nature Improvement Areas are large areas, (in the region of 10,000-50,000 ha) that by taking a landscape-scale approach, will deliver a step change in nature conservation, they are delivered by a local nature partnership that has a shared vision for the natural environment. The partnership will plan and deliver significant improvements for wildlife and people through the sustainable use of natural resources, restoring and creating wildlife habitats, connecting local sites and joining up local action. The partnership will be able to demonstrate measurable improvements – the 'step change' – and commit to sharing information about their improvements.
- 5.19 The Council does aspire to have a Fylde Nature Improvement Area NIA. There are currently 12 pilot NIA's nationally, including the nearest – Morecambe Bay Limestones and Wetlands NIA, which extends into Over Wyre, covering Winmarleigh Moss and associated wildfowl and wader site/functionally linked farmland. The Fylde Peninsula would need to be looked at as a whole, given its importance for birds and the interchange between SPA's to the north and south across 4 local authority areas (more if including areas south of the Ribble Estuary). Also given the distribution of mobile species using wetland networks such as water vole, otter and great crested newts. The scale of this project means it is not a matter for the SPD, however, it will continue to be an aspiration for the Council.

## **6.0 Overview Fylde's Natural Assets**

- 6.1 Virtually all of Fylde Council's coastal and estuarine boundaries are covered by an environmental or landscape designation. The most significant of these is the Ribble and Alt Estuaries SPA which has also been designated as a Special Protection Area under the EU Directive on the Conservation of Wild Birds (79/409/EEC) and as a RAMSAR Wetland site in accordance with the International RAMSAR Treaty. These designations (International and European) recognise the importance of the Ribble Estuary as a habitat for migratory birds as it supports one of the biggest wintering and passage populations of wading birds in Britain. The Ribble Marshes are also designated as a National Nature Reserve, covering 4,520ha of intertidal and saltmarsh habitats at the mouth of the Ribble Estuary. The Ribble and Alt Estuaries is part of a network of sites which includes the Liverpool Bay SPA, the Martin Mere SPA, and the Marton Mere SPA. Species move between these sites and Fylde's functionally

linked land. This more local network of sites, including the Fylde Coast/Ribble Estuary connects with the rest of the North West coast from the Dee to the Solway.

There are also five sites of Special Scientific Interest (SSSIs) in Fylde which are listed below:

Name of Area	Area (ha)
Ribble Estuary	9,120
Newton Marsh	66
Lytham and St Annes Dunes	25
Wyre Estuary	1,493
Lytham Coastal Changes	24

- 6.2 Local Nature Reserves (LNRs) include wildlife or geological features of special interest, Starr Hills Local Nature Reserve is the only LNR in the borough, it also forms part of the Lytham and St Annes Dunes SSSI. In addition to these locally protected sites Fylde also contains 34 Biological Heritage Sites(BHS) which were designated by Lancashire County Council (see Appendix 2)
- 6.3 Fylde also contains a wealth of other biodiversity, particularly in the rural areas. Rural Fylde was formerly divided into a number of extensive country estates each of which had a large house surrounded by woodlands which were often used for hunting and shooting. These estates have been broken up but many of the woodlands remain, although they are often in need of management. Also there are concentrations of field ponds in the area between Warton and Wrea Green and just inland of Lytham St Annes are extensive areas of mossland which are used as overwintering/feeding areas by migratory birds, in particular Whooper Swans and Pink Footed Geese. The Lancaster Canal provides a biodiverse corridor of habitats which runs along the eastern edge of Fylde. Finally, there is also the marine environment, the Fylde Off Shore Marine Conservation Zone lies just outside the Council's jurisdiction however, it is within the sphere of influence of development within the area. The quality of seawater is as important for marine life as it is for bathing and great improvements have been made in recent years. In the urban areas there are extensive semi natural areas dedicated to golf courses, public parks and allotments as well as gardens and street trees.
- 6.4 All of the biodiverse environments of Fylde are of value for their own sake in conserving rare species, habitats and landscapes of value. They also provide food, fresh water, bathing waters, clean air and areas which can be used for outdoor recreation, which is crucial to health and wellbeing. Mosslands just inland of Lytham St Annes absorb surface water runoff and release it slowly into local watercourses, helping to mitigate surface water flooding. Dune systems along the coast provide a natural sea defence which is crucial in relation to global warming and sea level rise.
- 6.5 The Sand Dunes are a vulnerable habitat/resource as they are a very narrow strip which is less resilient than other more extensive areas of dunes e.g. The Sefton Coast. Fylde Council's long term objectives for the sand dunes are set out in the Sand Dunes Management Plan (which is currently being updated). The Sand Dunes are a special area of biodiversity value which also functions as a soft natural flood defence, they will always need management.

- 6.6 Fylde Council is dependent on its visitor economy which in turn relies on the biodiverse natural environment to attract visitors. Fylde is also a popular area to work and live, in turn creating a demand for new housing and employment. This puts pressure on the biodiverse areas which must be assessed. The Development Strategy in the Fylde Local Plan to 2032 has been subject to Sustainability Appraisal under the Environmental Assessment Regulations and Habitats Regulations Assessment under the Habitats Regulations.

Local Plan Habitats Regulations Assessment Report June 2018 (document EL11.003a)

<http://www.fylde.gov.uk/council/planning-policy--local-plan-/www-fylde-gov-uk-examination/>

- 6.7 If significant harm related to development cannot be avoided, appropriate mitigation or as a last resort, replacement or other compensation will be required. The main objective of the Biodiversity SPD will be to provide more detailed information on how sustainable development, with respect to net gains in Biodiversity can be achieved, particularly in relation to development affecting protected areas and also in relation to the planning application process.

## **7.0 Biodiversity and the Planning Application Process**

- 7.1 This section sets out how biodiversity can be integrated into the planning application process. The flowchart in Appendix 6 guides applicants and planning officers through the steps that should be taken to ensure biodiversity is addressed as part of proposals.
- 7.2 Policy ENV2 on Biodiversity aims to conserve, protect and seek opportunities to enhance and manage the biological and geological assets of the area, through a series of measures including promoting the conservation and enhancement of biological diversity and seeking opportunities to conserve, enhance and expand ecological networks. The full text of the policy from the adopted Fylde Local Plan to 2032 can be found in Appendix 1.
- 7.3 Policy ENV2 includes criteria to:
- protect the hierarchy of nature conservation sites
  - provide an overall improvement in the site's biodiversity value and ensure that any adverse impacts are avoided, or if unavoidable, are reduced or appropriately mitigated and/or compensated
  - protect, conserve, restore and enhance nature conservation sites and ecological networks and provide links to the network from and/or through the proposed development site
  - protect, safeguard and enhance habitats for European, nationally and locally
- 7.4 The full text of Policy ENV2 is included in Appendix 1.

**In conclusion, there is a strong local policy basis to support this SPD and the approach that it takes towards biodiversity.**

**When are surveys and assessments required?**

- 7.5 Many planning applications have the potential to impact in some way on biodiversity, through the direct loss of habitats and species, and/or the reduction in the value of habitats and their ability to support the species that depend on them, and/or through the destruction, degradation, maintenance, enhancement, restoration and/or even creation of local ecological network functionality. It is essential that the potential positive and negative impacts of a proposal on biodiversity and including biological connectivity are considered before a development scheme is designed and before a planning application is submitted.
- 7.6 Where required (as set out in Appendix 5 and 6), a survey and assessment of the impact on the relevant species or feature should be undertaken and submitted with the planning application. Where appropriate this report should include details of measures to be implemented to mitigate or compensate for adverse impacts. This ensures that the Local Planning Authority has sufficient information to make an informed decision about whether wildlife can be protected during development; and makes certain that there will be no adverse impact on local biodiversity as a result of the development. Applications will not be valid if the appropriate information is not submitted. The council has a validation checklist which specifies what is required to accompany a planning application.

**When are surveys and assessments required for designated sites and priority habitats?**

- 7.7 Where an application is likely to affect designated sites or priority habitats, as listed in Table 1 in Appendix 2, a survey and assessment for the relevant feature must be submitted with the application. This also includes applications for developments that are adjacent to such a site, but which might have an impact upon it. The designated sites are shown on the adopted Policies Map.

<http://www.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/adopted-fylde-local-plan-2032/>

- 7.8 With respect to the Internationally Designated sites listed in Table 1 it is a statutory requirement to comply with the Conservation of Habitats and Species Regulations 2017 Criterion (1)-(9).

**Assessment of Implications for European sites and European offshore marine sites**

63.-(1)A competent authority, before deciding to undertake, or give consent, permission or other authorisation for, a plan or project which-

- (a) is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects), and
- (b) is not directly connected with or necessary to the management of that site,

must make an Appropriate Assessment of the implications of the plan or project for that site in view of the site's conservation objectives.

(2) A person applying for such consent, permission or other authorisation must provide such information as the competent authority may reasonably require for the purposes of the assessment or to determine whether appropriate assessment is required.

(3) The competent authority must for the purposes of the assessment consult the appropriate nature conservation body and have regard to any representations made by that body within such reasonable time as the authority specifies.

(4) It must also, if it considers it appropriate, take the opinion of the general public, and if it does so, it must take such steps for that purpose as it considers appropriate.

(5) In the light of the conclusions of the assessment, and subject to regulation 64, the competent authority may agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the European site or the European offshore marine site (as the case may be).

- 7.9 In conclusion, it is the competent authority's (Fylde Council) responsibility to produce the Habitats Regulations Assessment (HRA), however, it is the developers responsibility to provide sufficient information so that the Local Planning Authority (Fylde Council) can produce their HRA. Sometimes developers produce a shadow HRA to assist the LPA. If the LPA agrees with this shadow HRA they can adopt it as their own.
- 7.10 For more challenging developments, Natural England provide a charged Discretionary Advice Service (DAS). This service provides non-statutory advice related to development proposals. Details of this service can be found on the Natural England website.
- 7.11 Natural England recommend using their Impact Risk Zones (IRZ). IRZs are tailored to a particular area and the species affected. IRZs can be used to screen whether the planning application or site allocation is likely to have an impact. The IRZ dataset can be downloaded for use on any GIS system or viewed via magic maps. Further information and guidance on how to access and use the IRZs is available on the Natural England website.

See also Conservation Advice Packages for Ribble and Alt Estuaries SPA and Liverpool Bay SPA

<https://designatedsites.naturalengland.org.uk/Marine/MarineSiteDetail.aspx?SiteCode=UK9005103&SiteName=ribb&countyCode=&responsiblePerson=&SeaArea=&IFCAAArea=>

and Local Plan Habitats Regulations Assessment Report June 2018 (document EL11.003a)

<http://www.fylde.gov.uk/council/planning-policy--local-plan-/www-fylde-gov-uk-examination/>

#### **When are surveys and assessments required for Ecological Networks?**

- 7.12 The Ecological Network (i.e. comprising the Grassland Network, the Wetland and Heath Network and the Woodland Network) can be viewed on the at:  
<http://www.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/comprehensivelistofevidence/>

These maps should be assessed before an application is submitted in order to ascertain whether proposals fall within one of the networks. If an application is likely to affect a Key Feature of the Ecological Network, a survey and assessment of the impact of the proposal on the function of the Network must be submitted with the application. Designated sites, priority habitats and biodiversity features will often also form components of the Ecological Network. Therefore, if development is likely to affect them, a survey and assessment will already be required. The survey and assessment should be expanded to also assess the

function of these areas as part of the Ecological Network and the impact of the development upon the Network.

- 7.13 In any circumstances where a proposal comes forward within the Network, and it is not considered likely to affect a designated site, priority habitat or biodiversity feature as set out in Appendix 2, Table 1 (or trigger a Protected Species Assessment, as set out in Appendix 3, Table 2), applicants should consult with a qualified ecologist to ascertain whether the functioning of the Ecological Network is likely to be affected by the development. If Ecological Networks are likely to be affected, then a Survey and Assessment will be required. If they are not likely to be affected then a covering letter from an ecologist should support the application demonstrating that there has been no net loss of biodiversity and, ideally, demonstration that there has been a net gain to the functioning of the Network.

#### **When are surveys and assessments required for Protected and Priority species?**

- 7.14 If the application involves any of the development proposals shown in Appendix 3, Table 2, a protected species survey and assessment must be submitted with the application. The removal of part of a roof in order to alter the roofline for a small extension has the potential to destroy bat roosts and nesting sites, therefore all of the types of development listed Table 2 will require a protected species survey and assessment.

However, there are some exceptions. A full species survey and assessment may not be required in the following circumstances:

- Following consultation by the applicant at the pre-application stage, the Local Planning Authority has stated in writing that no protected species surveys and assessments are required.
- If it is clear that no protected species are present, despite the guidance in Table 2 indicating that they are likely, the applicant should provide evidence with the planning application to demonstrate that such species are absent (*e.g.* this might be in the form of a letter or brief report from a suitably qualified and experienced person, or a relevant local nature conservation organisation).
- If it is clear that the development proposal will not affect any protected species present, then only limited information needs to be submitted. This information should, however,
  - (i) demonstrate that there will be no significant effect on any protected species present and
  - (ii) include a statement acknowledging that the applicant is aware that it is a criminal offence to disturb or harm protected species should they subsequently be found or disturbed.

- 7.15 In some situations, it may be appropriate for an applicant to provide a protected species survey and report for only one, or a few, of the species shown in Table 2 (*e.g.* those that are likely to be affected by a particular activity). Applicants should make clear which species are included in the report and which are not, and if not, why they are not included.
- 7.16 Natural England publishes Standing Advice which explains how LPAs should deal with applications that involve protected species. When determining an application for development that is covered by Standing Advice, the council will take this Advice into account. This Advice includes a decision tree that identifies features on application sites that are likely to be associated with protected species. It also identifies some of the protected species most often affected by development and contains more detailed information on

survey and mitigation requirements for these species. Further information can be found at: <https://www.gov.uk/guidance/protected-species-how-to-review-planning-applications>

The designated sites, Priority Habitat, Priority Species and legally protected species referred to in this SPD are part of Fylde's current natural assets and may change during the Local Plan period. The web resources included in this document and Appendix 1 should be consulted prior to submitting a planning application as they may be updated during the Local Plan period.

#### **Who should undertake a survey and assessment?**

- 7.17 The Survey should be undertaken and prepared by competent persons with suitable ecological qualifications and experience. Where surveys involve disturbance, capture or handling of a protected species, then only a licensed person can undertake such surveys (e.g. issued by Natural England).

#### **At what time of the year should surveys and assessments be carried out?**

- 7.18 For certain species and habitats, surveys and assessments can be carried out at any time of the year, but for other species, particular times of year are required to give the most reliable results. Surveys must be carried out at an appropriate time and month of year, in suitable weather conditions and using nationally recognised survey guidelines/methods where available. Table 3 in Appendix 4 sets out the appropriate times of year to undertake surveys for particular species.
- 7.19 Surveys conducted outside of the optimal times, as set out in Table 3, may be unreliable. For certain species (e.g. Great Crested Newt) surveys over the winter period are unlikely to yield any useful information. Similarly negative results gained outside the optimal period should not be interpreted as absence of a species and further survey work maybe required during the optimal survey season. This is especially important where existing surveys and records show the species has been found previously on site or in the surrounding area. An application may not be valid until survey information is gathered from an optimal time of year.
- 7.20 Species surveys are also very weather dependent so it may be necessary to delay a survey, or to carry out more than one survey if the weather is not suitable (for example heavy rain is not good for surveying for otters, as it washes away their spraint (droppings). Likewise bat surveys carried out in wet or cold weather may not yield accurate results.
- 7.21 It is also important to note that the absence of evidence of a species does not necessarily mean that the species is not there, nor that its habitat is not protected. For example, a bat roost is protected whether any bats are present or not.

#### **Where can data to inform the survey be obtained?**

- 7.22 The survey and analysis may be informed by the results of a search for ecological or geological data from other sources, for example The Fylde Bird Group which carries out regular surveys, plus local Bat and Badger Groups, and the Lancashire Environment Record Network (LERN), which is the local environmental record centre for Lancashire. Further information can be found at <http://www.lancspartners.org/lern/>.

#### **What should be included in a survey and assessment?**

7.23 This section sets out what should be included in a survey and assessment. Providing comprehensive information in a survey is essential to enable the proper assessment of a planning application. Insufficient or unclear conclusions on how the development could impact on biodiversity may make an application invalid, or result in delays to its consideration.

7.24 Appendix 5, Table 4 sets out suggested content for an ecological assessment and survey.

**What should be included in a survey and assessment of designated sites, priority habitats and ecological networks?**

7.25 Where a survey and assessment is required, the survey must be to an appropriate level of scope and detail and must:

- Record which sites, habitats, species and features are present on and, around the site, including features that form part of identified ecological networks, as appropriate.
- Pay particular attention to habitats and species identified in appropriate legislation, and to species identified as being of local significance.
- Identify the extent/area/length present;
- Map their distribution on site and/or in the surrounding area shown on an appropriate scale plan.

7.26 The survey should be informed by a search for appropriate ecological data from Lancashire Environment Record Network (LERN) and other sources.

7.27 Following on from the survey, the assessment should identify and describe potential development impacts likely to harm designated sites, priority habitats, and the Ecological Network, including both direct and indirect effects both during construction and afterwards. Where harm is likely, evidence must be submitted to show:

- How alternative designs or locations have been considered;
- How adverse effects will be avoided wherever possible;
- How unavoidable impacts will be mitigated or reduced;
- How impacts that cannot be avoided or mitigated will be compensated.

7.28 In addition, proposals are to be encouraged that will enhance, restore or add to designated sites priority habitats, other biodiversity features or geological features and to the functioning of ecological networks. The assessment should give an indication of likely change in the area (hectares) of priority habitat on the site after development e.g. whether there will be a net loss or gain. An ecological survey and assessment may form part of a wider Environmental Impact Assessment.

**Biological Heritage Sites BHS**

7.29 Biological Heritage Sites are designated sites. They were originally designated in the 1990s by Lancashire County Council and Fylde Council was provided with a schedule for each site which described the fauna and flora which had resulted in the designation. Unfortunately it has not been possible to update the original survey work. However, if a site of biodiversity value or a protected species is discovered it is possible to recommend that a site is added to a candidate list of BHS's. The site will then be assessed and could be added to the register of BHS.



- 7.30 If a proposed development is considered likely to have an impact on a BHS then the Council will require the developer to have a baseline survey carried out to establish the current condition of the BHS. With respect to BHS, the Ecological Survey (Appendix 5) will then be required to identify any BHS present within on or within the vicinity of the development site. The Ecological Survey will then assess if any habitats/species within the BHS will be affected. The baseline survey will be of value in this assessment. The baseline survey will be submitted to the LERN by the Council and will be used to update BHS records.

#### **What should be included in a survey and assessment for protected and priority species?**

- 7.31 Where a protected species survey and assessment is required, the survey must be to an appropriate level of scope and detail and must:
- Record which species are present and identify their numbers (may be approximate);
  - Map their distribution and use of the area, site, structure or feature (e.g. for feeding, shelter, breeding).
- 7.32 The survey should be informed by of a search for appropriate ecological data from Lancashire Environment Record Network (LERN) and other sources.
- 7.33 Following on from the survey, the assessment must identify and describe potential development impacts likely to harm the protected species and/or their habitats identified by the survey, including direct and indirect effects, both during construction and afterwards. Where harm is likely, evidence must be submitted to show:
- How alternatives designs or locations have been considered;
  - How adverse effects will be avoided wherever possible;
  - How unavoidable impacts will be mitigated or reduced;
  - How impacts that cannot be avoided or mitigated will be compensated.
- 7.34 In addition, proposals are to be encouraged that will enhance, restore or add to features or habitats used by protected species. The assessment should also give an indication of how species numbers are likely to change, if at all, after development (e.g. whether there will be a net loss or gain).
- 7.35 The information provided in response to the above requirements are consistent with those required for an application to Natural England for a European Protected Species Licence. A protected species survey and assessment may form part of a wider Ecological Assessment and/or part of an Environmental Impact Assessment.

#### **Designing development to conserve and enhance biodiversity**

- 7.36 In accordance with policy ENV2 in the emerging Fylde Local Plan, and the Framework, biodiversity should be conserved and enhanced. Whilst new development can potentially cause harm to biodiversity, it can also create opportunities to enhance habitats and improve the functioning and resilience of ecological networks. The enhancement of sites is considered later in this section.

#### **The Mitigation Hierarchy**

- 7.37 Paragraph 175a of the Framework sets out a mitigation hierarchy that should be followed when designing schemes and when determining planning applications.

- a) If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or as a last resort, compensated for, then planning permission should be refused;
- 7.38 Policy ENV2: Biodiversity, as set out in Appendix 1, states that development should follow this mitigation hierarchy it also includes a definition of what constitutes damage, or harm, to nature conservation sites and ecological networks and this definition will be used when assessing planning applications in Fylde.
- 7.39 Utilising the survey evidence, the ecological assessment should identify and describe potential development impacts likely to harm designated sites, priority habitats, other listed biodiversity features and ecological networks including both direct and indirect effects, both during construction and afterwards.
- 7.40 The survey and assessment should then inform the design of the scheme. A suggested content for ecological surveys is included at Appendix 5, it includes provisions for mitigation and enhancement.

### **Avoiding Harm**

- 7.41 The first step in the mitigation hierarchy is that proposals for development should avoid harm to habitats and species. Based on the Ecological Appraisal, options for avoiding harm include:
- Locating the proposal on an alternative site with less harmful impacts;
  - Reducing the scale of the proposal to 'make space' for biodiversity;
  - Locating the proposal on an alternative part of the development site to avoid areas of biodiversity value;
  - Providing a sufficient buffer to habitats and species;
  - Eradicating and preventing the spread of invasive species; and
  - Ensuring that proposals are designed so that important biodiversity features and ecological connectivity between them and features outside of the site are retained.

Examples of avoiding harm that can be designed into developments include:

- Maintain a 5 metre ecological buffer zone between water courses, such as ditches, brooks and rivers, and the development together with proposals for management of that ecological buffer zone. This will help protect habitats for the legally protected species water vole and otter. This will fit within the Environment Agency's byelaws which require an 8 metre buffer zone either side of main rivers to allow for maintenance.
- Retain and manage bat roosts within the development by ensuring that the bat roost remains undisturbed as this will protect roost sites for European and UK Protected Bat Species.
- Retain length of hedgerows/woodland within the development, as this will maintain ecological connections with hedgerows outside the development site and provide nesting habitats for breeding birds.

### **Mitigating harm**

- 7.42 Where it is not possible to avoid harm to existing sites, habitats, species and ecological networks, it may still be possible to minimise potentially damaging impacts through

mitigation measures. The applicant should set out the measures that it is intended to take to minimise harm as part of the development proposal. It is important that developers seek the necessary specialist, technical advice. When agreeing the scope of the work with an ecological consultant it is important to ensure that the provision of ecological measures is required, as the applicant's Ecological Appraisal should include this information. The mitigation measures should be specific to biodiversity likely to be harmed on and off-site from the type and scale of development.

The applicant is responsible for making sure that suitable arrangements are in place for funding, access, operation, maintenance and management of this mitigation, and for monitoring and review. These arrangements must be for the lifetime of the associated development and to the satisfaction of Fylde Council. The applicant/developer is also responsible for provision of on-going contact details.

7.43 Measures that could achieve suitable mitigation include, amongst others:

- Timing the development of sites to avoid the breeding seasons of species present;
- Creating new areas of habitat, or managing existing ones on the site and preparing a Habitat Management Plan. This will reduce loss and prevent harm to habitats and species and ensure that they are managed appropriately;
- Creating buffer zones between sensitive areas and development areas to reduce disturbance to habitats;
- Ensuring that new infrastructure such as bridges are built to enable movement of wildlife to continue;
- Steps to ensure that any proposed flood, surface water or foul drainage scheme for the development site ensures the protection of wetland sites (on or off the development site) through careful and integrated drainage scheme design on site, and in the surrounding area. This will help to maintain the quantity and quality of water for wetland sites, the habitats and species dependant on them and is essential to minimising harm from development.
- Translocation of species from destroyed habitat (to be used as a last resort)
- Provision of alternative nesting provision for swallow on site prior to the breeding season commencing, before demolishing or converting buildings that contain swallows. Swallow return each year to their nesting site. Loss of breeding sites is 'harm' to Swallow;
- Provision of method statements including how what, when and who will be responsible for invasive species eradication on site, to prevent the inadvertent spread of invasive species through development. This will help meet the legal responsibilities of the developer, landowner and local planning authority.
- Provision of hedgehog friendly boundary treatments such as hedgerows, and hedging which is raised off the ground. This helps to maintain connectivity between garden areas and areas outside the development for hedgehog which are a priority species
- Developers could use their Community Responsibility Fund to provide information to new home owners on how to make their gardens more biodiverse, communal space on new developments (both residential and commercial) should be designed to complement and maximise local biodiversity.

7.44 However, mitigation still entails harm of some form. Where a site or its surroundings have clear biodiversity value and the proposed mitigation steps are insufficient to reasonably

protect this value, then planning permission may be refused on these grounds once all other planning issues have been taken into account.

- 7.45 An example that has taken place in Fylde is mitigation for the re-development of the former Pontin's site between St Annes and Blackpool for housing. It is immediately across the road from an area of protected dune habitat which residents cross to access the beach. Mitigation for the development includes developer contributions to a ranger service which raises awareness of the importance of the dunes and discourages trampling of vulnerable areas.

### **Mitigation and the International and European Sites**

- 7.46 The most significant environmental designation for Fylde Council is the Ribble Estuary which has also been designated as a Special Protection Area (SPA) under the EU Directive on the Conservation of Wild Birds (79/409/EEC) and as a RAMSAR Wetland site in accordance with the International RAMSAR Treaty. These designations (International and European) recognise the importance of the Ribble Estuary as a habitat for migratory birds as it supports one of the biggest wintering and passage populations of wading birds in Britain.

- 7.47 Conservation Advice Packages for Ribble and Alt Estuaries SPA and Liverpool Bay SPA are relevant:

<https://designatedsites.naturalengland.org.uk/Marine/MarineSiteDetail.aspx?SiteCode=UK9005103&SiteName=ribb&countyCode=&responsiblePerson=&SeaArea=&IFCAArea=>

- 7.48 The two main issues in relation to these sites is direct effects of development e.g. coastal defence work and loss of functionally linked land which is agricultural land that is used by protected species such as Whooper Swans and Pink Footed Geese for feeding, and also impacts of increasing recreational pressure as development takes place near to these sites.

- 7.49 Where development affects internationally important nature sites (SPAs and Ramsar sites) with populations of 'passage and overwintering birds' which are qualifying features (see glossary) the following mitigation(s) may be required:

- Construction to take place from April – September.
- If outside April – September then include a Construction Environmental Plan to avoid noise and visual disturbance for example by providing physical screening and noise abatement.
- The disturbance will affect the bird's ability to feed so more rigorous cold /freezing restrictions on construction will apply.
- Additional measures may include provision of a suitable bird feeding area on site or in the immediate locality.

- 7.50 Where housing and other development proposals create recreational pressure for International and European Sites examples of mitigation measures which may be required include:

- Incorporation of public open space to encourage use of the public open space within the development site.

- Design and management of public open space outside the proposed development boundary to encourage use away from the International and European Sites.
- Provision of information by developers in sales packs informing residents of the International and European sites and how they can help to preserve them including a 'responsible coast user code'. This could include issues of disturbance by dogs of birds and predation of reptiles by cats. The Council will seek up-to-date advice from Natural England and Lancashire Wildlife Trust on the content of this advice.
- Financial contributions to improving and /or managing access to and /or within the International and European Sites e.g. rangers, signage, path management.
- Financial contributions towards enhancing and or managing existing public open space or countryside areas away from the coast and improving access to them, including improved signage and new or enhanced cycling and walking routes.
- Where holiday accommodation creates recreational pressure for International and European sites e.g. holiday chalets close to the Wyre Estuary, information packs should be provided by the owners/managers to guests to raise awareness of the issues. The Council will seek up-to-date advice from Natural England and Lancashire Wildlife Trust on the content of this advice.

7.51 Incorporation of these measures (where it can be demonstrated that the scheme has a direct impact) into the development proposal/scheme design based on survey information and for example the net number of new dwellings, may enable the Council to conclude under the Habitats Regulations that there is no likely significant effect on the SPA and Ramsar sites.

7.52 The requirements for mitigation may place an additional cost on the scheme. It will be the responsibility of the developer/applicant to demonstrate that the mitigation does not adversely affect the viability of the scheme. If the mitigation required to make the scheme acceptable (no likely significant effects), makes the scheme unviable, it will not be possible to grant planning permission.

### Compensating for loss

7.53 Compensatory provision should be proportionate, reasonable and appropriate compensation that can be delivered. It is the applicant's responsibility to ensure that there is sufficient space and resources to enable the compensatory provision to function in perpetuity. **This is the last step in the Mitigation Hierarchy and applicants should set out in their application the reasons that avoiding harm and mitigating harm are insufficient before identifying compensatory provision. Where significant harm resulting from development cannot be avoided, adequately mitigated or as last resort, compensated, then planning permission will be refused.**

These measures are not mutually exclusive and a combination of resources and operations may be required. Examples of compensatory provision include:

- Creation and management of new habitats to deliver no net loss of existing habitats and overall a net gain in biodiversity. This will ensure no net loss of Priority Habitats and maintain a functioning ecological network;
- Provide bat roost and foraging habitat to deliver a net gain in biodiversity. This will ensure compliance with the Natural Environment and Rural Communities Act and

provide replacement roost and foraging provision for bats for that lost directly or where functionality of roost or feeding resources is diminished due to development.;

- Create replacement and additional wetland and water course habitats for water vole, otter and amphibians which are linked specifically to loss resulting from development. This will ensure that there is a net gain in biodiversity and will maintain a functioning ecological network. These areas can provide a dual function of managing surface water on the site through the provision of SuDs which are designed to maximise biodiversity.
- Enhancement and restoration of habitats in identified ecological networks.

### Compensation and the International and European Sites

7.54 There is a legal requirement under the Habitats Regulations to provide compensatory provision that delivers the same function as that which would be significantly affected through development before that development commences. Government policy also applies this requirement to Ramsar sites. Policy ENV2 part b makes clear the level of protection afforded to such sites and what is required of applicants when considering development that may affect these sites and their qualifying features. Fylde Council is the competent Authority for under taking Habitats Regulations Assessment for development proposals in its area. Fylde Council will co-operate with other competent authorities whose decisions /recommendations will also be required e.g. Natural England, the Environment Agency and the Marine Management Organisation. It is the planning applicant's responsibility to provide the competent authority with information to assist in undertaking Habitats Regulations Assessment for proposals, see paragraph 7.8.

7.56 Examples of compensatory provision, for International and European Sites include:

- Entering into a management agreement with a landowner to provide a suitable feeding resource for passage and overwintering birds (e.g. pink footed geese, whooper swans) in perpetuity, to make sure that a feeding resource is retained for that proportion of the qualifying features (passage and over wintering birds) of the internationally important nature sites (SPA and/or Ramsar site) which would be affected. This could prevent an adverse effect on the integrity of the SPA and / or Ramsar site and help to maintain a coherent network;
- Entering into a management agreement to remove shooting rights over land in perpetuity, in order to prevent disturbance and / or displacement of feeding or roosting passage and overwintering (which are the 'qualifying features' of the Ribble and Alt Estuaries SPA and / or Ramsar site) and so prevent an adverse effect on the integrity of the International and European nature sites.

7.57 Established habitat usually acquires biodiversity value over a very long period of time, as its ecology diversifies and changes. Artificially recreated habitat will therefore usually be greatly inferior to established habitat. For example, newly planted woodland is of lesser value than existing ancient woodland. There are only very limited circumstances where this loss is justified. It should not be considered unless a planning decision has been made to permit a development in the face of harm to biodiversity, once other planning issues have been taken into account. **Compensation for lost habitat will not make an unacceptable development acceptable.**

- 7.58 Fylde Council will review avoidance, mitigation and compensatory provision measures put forward by the planning applicant/developer and will consider whether the proposals are necessary, proportionate, reasonable and compliant with legislation and policy, and deliverable to enable development.
- 7.59 The applicant is responsible for making sure that suitable arrangements are in place for funding, access, operation, maintenance and management of this compensatory provision, and for monitoring and review. These arrangements must be for the lifetime of the associated development and to the satisfaction of Fylde Council. The applicant/developer is also responsible for provision of on-going contact details.
- 7.60 Where development proposals would affect natural assets in other neighbouring authorities, or the marine environment, Fylde Council will work together with those authorities and the Marine Management Organisation under the Duty to Co-operate to ensure the protection, retention and management of those natural assets. This also applies to considering locations and types of mitigation and compensatory provision.

#### **Enhancement of Development Sites**

- 7.61 The Framework and the emerging Local Plan Biodiversity policy (policy ENV2) seek the enhancement of sites and a net gain in biodiversity.
- 7.62 Proposals should be encouraged that will enhance, restore or add to designated sites, priority habitats, other biodiversity or geological features, or which will enhance or restore ecological networks.
- 7.63 Developers should look to design in opportunities to improve habitats for biodiversity conservation, and to increase the overall quality of the biodiversity of the development by enhancing existing habitats or creating new areas appropriate to the wider landscape context and also to create new links to the ecological network beyond the development site..
- 7.64 Useful design measures that might achieve this would include, amongst others:
- Creating areas of new habitat such as woodland, scrubland, coarse grassland or ponds in landscaped areas or public open space
  - Siting open space and landscaping so that planting within them enhances habitat connectivity between areas of habitat within and adjacent to the site
  - Using native species of local or regional genetic origin in planting schemes
  - Making provision on/in new buildings for species such as bats, swallows, barn owls or other species that might live locally. This could include, but is not limited to, nesting and roosting boxes to be built as part of the fabric of the building for building reliant birds (e.g. swift, swallow and house martin) and bats and birds associated with urban areas such as house sparrows and starlings
- 7.65 Sustainable Drainage Systems (SuDs) can create new and enhance existing wildlife sites, particularly soft engineering SuDs features such as ponds, swales and wetlands. They can form links with the wider ecological network to create a coherent 'blue infrastructure' of water habitats in throughout Fylde, extending into neighbouring authorities. SuDs should be provided within the drainage strategy of proposed developments and the positive impact that they can have for biodiversity and for ecological networks should be taken into account in scheme design.

- 7.66 Pollinators, such as bees, provide an essential service of pollinating flowers and crops, whilst providing other benefits for native plants and the wider environment. Planting schemes should include and retain suitable flowers, shrubs and trees that provide nectar and pollen as food for bees and other pollinators throughout the year. Further useful information on catering for the needs of bees and other pollinators can be found in the National Pollinator Strategy: for bees and other pollinators in England (November 2014).

### **Determination of Applications**

- 7.67 In reaching a decision on a planning application that is likely to have an impact on biodiversity, the necessary surveys and assessments will need to be supplied, to ensure that the impacts of proposals can be properly assessed, and the requirements of all policies addressed. The council will utilise standing advice from authorities such as Lancashire County Council and Natural England, where relevant, and seek advice from relevant authorities, including the above and the Environment Agency, where necessary. Decisions will be made based upon the evidence supplied and advice received. Ecological conditions will be attached to planning decisions and in some cases, if appropriate, subject to obligations under a legal agreement.

### **Implementation**

- 7.68 Applicants will need to apply to discharge (satisfy) ecological conditions as appropriate and to implement mitigation/management regimes if required.

### **Listed Building Consents**

- 7.69 Fylde Council will consider any proposal for Listed Building Consent against the requirements set out in ENV2 as well as all other relevant Local Plan policies. Applicants are advised to undertake an ecological appraisal (see Appendix 5) where there are any works both internally and externally to roofs, walls and also trees. The species most likely to be affected are bats and breeding birds (e.g. owls, raptors, herons and swifts). Appropriate timing of works, outside the bird breeding season (1 March to 31 August inclusive) to buildings and trees may be a sufficiently reasonable avoidance measure for schedule 1 and other breeding birds. Schedule 1 of the Wildlife and Countryside Act 1981 as amended lists 'birds which are protected by special penalties', and the birds receive full protection while at, on or near an active nest.

### **Permitted Development Rights**

- 7.70 Permitted Development is development which does not require planning permission. Whether or not development is permitted depends on its type, size and how much development has already taken place, householders can usually undertake single story side or rear extensions, loft conversions, front porches, outbuildings, solar panels and skylights.
- 7.71 Significantly permitted development also includes Barn Conversions. The species most likely to be affected are bats and breeding birds (e.g. owls, raptors, herons and swifts). Appropriate timing of works, outside the bird breeding season (1 March to 31 August inclusive) may be a sufficiently reasonable mitigation measure for schedule 1 and other breeding birds. Schedule 1 of the Wildlife and Countryside Act 1981 as amended lists 'birds which are protected by special penalties', and the birds receive full protection while at, on or



near an active nest. 'Designing for Biodiversity' Gunnel, Murphy, Williams ISBN 9781859464915 published by the Royal Institute of British Architects illustrates how provision for Owls can be built directly into barn conversions.

- 7.72 Any permitted development (granted by the General Development Planning Order (permitted development order)) which is likely to have a significant effect on International and European Sites must not begin until the developer has received written notification of the approval from the Local Planning Authority, i.e. **permitted development rights do not override the need to comply with the Habitats Regulations**. In these cases applicants must first write to the Council setting out details of their proposals and provide sufficient information to enable the Council to make Habitats Regulations Assessment and assess the application. The scope of the information required should be informed by an Ecological Appraisal (see Appendix 5). This guidance is set out in Regulations 75 – 78 of the Habitats Regulations.

#### **Prior Notification and/or Approvals for Demolition**

- 7.73 Fylde Council will require an Ecological Appraisal when applications for Prior Notification and or Prior Approval for demolition are submitted. The scope of the Ecological Survey will be limited to survey for bats and breeding birds, with the extent of the survey expected to be proportionate to likelihood that the building to be demolished has potential to be used by bats and/or breeding birds.
- 7.74 The demolition method statement that is required to be submitted must be informed by the outcome of the survey for bats and birds. The scope of the bat survey is dependent on the type of building, location, use, structural condition and surrounding vegetation, particularly trees and hedgerows. Initially a preliminary roost assessment is required. This involves the categorisation of the building for its potential to provide bat roosts. Dependant on the outcome of this preliminary roost assessment further bat surveys must be required. Surveys should follow best practice guidance and any deviation from the guidance must be explained fully in the survey report.

Collins.J.(ed)(2016)Bat Surveys for Professional Ecologists: Good Practice Guidelines (3<sup>rd</sup> edition). The Bat Conservation Trust, London. ISBN-13 978-1872745-96-1

- 7.75 Certain building features may need to be the subject of a 'soft strip' by hand. Soft strip includes removal by hand of those features identified with bat roost potential, this can be external features such as roofs, tiles, soffits, fascias, porches and internal features such as insulation, timbers and frames.
- 7.76 A demolition method statement should take the information from the surveys into account in scheduling the timing of demolition work, and the method of demolition. For example, demolition work could be restricted to the winter period because of nesting birds. Schedule 1 of the Wildlife and Countryside Act 1981 as amended lists 'birds' which are protected by special penalties, and the birds receive full protection while at, on or near an active nest.

## Tree Preservation Orders

- 7.77 When submitting applications for consent for works to trees covered by Tree Preservation Orders, applicants must provide sufficient information on species likely to be affected by the work by submitting an ecological survey. In Fylde, the species most likely to be affected are bats and breeding birds (e.g. owls, raptors and herons). Appropriate timing of works, outside the bird breeding season (1 March to 31 August inclusive) to buildings and trees may be a sufficiently reasonable avoidance measure for schedule 1 and other breeding birds. Schedule 1 of the Wildlife and Countryside Act 1981 as amended lists 'birds which are protected by special penalties', and the birds receive full protection while at, on or near an active nest.

## Nationally Significant Infrastructure Projects

- 7.78 The approach will be for Fylde Council to advise the Planning Inspectorate on the impact of the NSIP on Fylde's natural assets. It will also advise whether any proposed mitigation is acceptable in terms of quantity, quality and location, whether additional mitigation is required or whether compensatory provision is needed. The response will also include an assessment of the NSIP against the Local Plan policies and in consultation with Natural England whether a project level Habitats Regulations Assessment is required under the Habitat Regulations.

## Invasive Species

- 7.79 Invasive Species present on a development site must be identified through the Ecological Survey. When determining (deciding) a planning application, Fylde Council will require details of how invasive species will be eradicated from a development site. This will be through a planning condition requiring an Invasive Species Method Statement which includes:
- A plan showing the extent of the plant(s);
  - What method(s) will be used to prevent the plant spreading further including demarcation; and
  - What method(s) of control will be used including details of monitoring.
- 7.80 Works to invasive species may take place over an extended time period and include pre-commencement, construction and landscape establishment periods. Work should be undertaken by suitably experienced invasive species specialist contractors or under the supervision of specialist contractors. Guidance is available at: <https://www.gov.uk/government/publications/japanese-knotweed-managing-on-development-sites>.
- 7.81 A separate validation report confirming the actions taken and that the site has been free from invasive species for a period of at least 12 months will be required by planning condition. To enable discharge of this part of the planning condition the validation report should include:
- Location of invasive species pre-development

- Treatment record including inspection dates, herbicide application dates (if applicable), copy of waste transfer notes(if applicable);
- Photographs;
- Plan showing geotextile membrane (where applicable) and details of its installation including dates and who undertook the work; and
- Confirmation that the site has been free of invasive species for at least 12 months.

### Choice of Species Planted in Landscaping Schemes

7.82 A separate but closely related issue is the inclusion of non- native plants in landscaping schemes which then spread, this is a particular issue for the Lytham St Annes sand dunes SSSI.

The EU Life Dynamic Dunes Workshop in 1995 drew up a blacklist of invasive plants which should not be planted in Lytham St Annes because they could spread to the dunes and then become difficult to control.

- Black Cherry *Prunus serotina*
- Exotic Invasive Knotweeds *Fallopia spp*
- Himilayan Balsam *Impatiens glandulifera*
- Beach Rose *Rosa rugosa*
- New Zealand Pigmy Weed *Crassula helmsii*
- Common Snowberry *Symphoricarpus albus*
- Cotonoeaster *Cotonoeaster sp*
- Heath Star Moss *Campylopus introflexus*
- Buffalobur Nightshade *Solanum rostratum*
- False Acacia *Robina pseudoacacia*
- Oregon Grape *Berberis aquifolium*
- Tree of Heaven *Alianthus altissima*
- Pine Trees (any species) *Pinus spp.*
- Water Primrose *Ludwigia grandiflora*
- Poplar Trees (any species) *Populus spp.*
- Sea Buckthorn *Hippophae rhamniodes*

7.83 These species should not be included in landscaping schemes in Lytham St Annes. Appropriate species will be native to the local area and preferably local provenance stock. This is especially important in a coastal setting where inappropriate species (not adapted to the free draining soil and salty wind) will fail.

7.84 In rural areas species selected should be native to the north west of England, and native to that particular area. The planting will then make a positive contribution to the landscape and will also provide more biodiverse habitat for local wildlife.

### The Parks and Coast Design Guide

7.85 The Parks, Leisure and Tourism Department of the Council has been working on a Parks and Coast Design Guide. This will set out what the Council expects with respect to the design,

planting, infrastructure and maintenance regimes for new public open space created as a result of development. This will ensure that the design maximises biodiversity by creating a mosaic of different habitats. Also the species planted (trees, shrubs, grasses etc) should be adapted to a coastal climate and will thrive as the climate changes. This will for example reduce the need for watering. Infrastructure could be made of robust, recycled materials. Maintenance regimes should be minimal to make areas more sustainable and reduce the cost to the Council and the environment. For example the Council has reduced the amount of formal bedding it plants by 40% in recent years as bedding plants are less sustainable than perennial planting.

### **Declines in Swifts and Farmland Birds**

- 7.86 There has been a 47% decline in UK Swifts numbers (1995-2014) and this is attributed mainly to the loss of nesting sites. Nesting sites are lost when small cavities, usually just under the eaves of traditional buildings are lost as an historic building is restored.
  
- 7.87 The first step in halting the decline of swifts is to carry out summer surveys during the nesting season to find out which areas colonies are nesting in. Then existing nest sites need protecting and new nest boxes should be put up as close as possible to existing nest sites, in case something happens to this nest site in the future. Fylde Bird Club are going to carry out Swift Surveys in the summer of 2019 and advise the Council of any nest sites. These will be mapped.
  
- 7.88 If the Council has evidence that Swifts nest within a development site, development will have to take place outside the nesting period and the Council will require the applicant to provide alternative nesting sites for Swifts within the development, these will take the form of swift bricks and or swift boxes in both housing and commercial developments.
  
- 7.89 Farmland species of birds are in decline in Fylde, in particular the rare Yellow Hammer and Corn Bunting. Changes to farming practices such as the provision of seed strips, headlands, uncropped field margins, undrained wet areas and broad hedgerows can all provide much needed habitat. There has been success in other parts of the United Kingdom with providing small areas of approximately 1 hectare which have been seeded with species such as quinoa which then provide seed rich areas for farmland birds in the winter. In Speyside a local bird group have persuaded a farmer to take this approach with much success (Speyside Field's for Wildlife), over 1500 farmland birds were recorded on one field. Although the planning system cannot influence farming practices the Council welcomes any such initiatives to support rare farmland birds.

## **8.0 Sustainability Appraisal and Habitats Regulations' Assessment**

### **Sustainability Appraisal and Strategic Environmental Assessment**

- 8.1 A Sustainability Appraisal/Strategic Environmental Assessment and Habitats Regulations Screening Document is published alongside this document.

## **9.0 Monitoring and Review**

- 9.1 Appendix 8 of the Fylde Local Plan to 2032 is the Performance Monitoring Framework. Indicator 14 relates to ENV2 Biodiversity. The Performance Monitoring Indicator is a change in the areas of land covered by local, national or international policy protections for biodiversity, or areas provided for biodiversity in mitigation through developments.
- 9.2 **Target/Policy Outcome** is Net gains in areas of land specifically dedicated to and protected for biodiversity.
- 9.3 **Trigger for Action** is fall in areas of land specifically dedicated to and protected for biodiversity.
- 9.4 **Contingency /Action** Consider whether the fall in the areas of dedicated land has been offset by more effective use of the area of land that remains for Biodiversity. If not, consider a review of how the policies have been applied.
- 9.5 **Key Delivery Partners** Fylde Council, Lancashire County Council, Natural England and Lancashire Wildlife Trust.
- 9.6 The outcomes from the Performance Monitoring Framework will be published via Fylde Council's Authority Monitoring Report.
- 10.0 Status of this Document**
- 10.1 Once adopted, this document will be afforded significant weight as a material consideration in determining planning applications.
- 11.0 Further Information**
- 11.1 The SPD will primarily be implemented through the development management process and the determination of planning applications. Charges apply for pre-application consultations; please see the council's website for details. Planning Officers in the Development Management Team will be pleased to provide advice and guidance on planning matters regarding biodiversity. They can be contacted on:

## **APPENDICES**

### **Appendix 1: Planning Policies from the adopted Fylde Local Plan to 2032**

#### **Policy ENV1: Landscape**

##### **Policy ENV1**

##### **Landscape**

Development will have regard to its visual impact within its landscape context and the landscape type in which it is situated. Development will be assessed to consider whether it is appropriate to the landscape character, amenity and tranquility within which it is situated, as identified in the Lancashire Landscape Character Assessment, December 2000 or any subsequent update. Development will also need to have regard to any impact on valued landscapes. In addition:

- a) A landscaped buffer of appropriate depth and species will be provided for development that impacts upon land in or adjacent to the Countryside, and wherever necessary includes advanced planting, in order to limit the visual impact of development;
- b) Development proposals will ensure that existing landscape features will be conserved, maintained, protected and wherever possible enhanced through increased tree and shrub cover including soft edge / transitional areas of planting;
- c) In the event of the loss of landscape features, the impact will be minimised or, where loss is unavoidable, their like-for-like replacements will be provided. Where such features, including trees, woodlands, hedgerows and field ponds, are lost and replaced, measures will be put in place to manage these new features;
- d) Suitable landscape planting of native species, appropriate to its context should be incorporated within or, where appropriate, close to new development. Measures should be put in place for the management of such landscaping. Specific consideration should be given to how landscaping schemes will minimise the rate of surface water run-off;
- e) Details of the ongoing maintenance of all landscaping areas will be presented for approval by the Council.

##### **Coastal Change Management Areas**

The open and coastal character of the Coastal Change Management Areas, which are identified on the **Policies Map**, will be protected. Development in the Coastal Change Management Areas will only be permitted where the development meets all of the following criteria:

- i. Exceptionally requires a coastal location;
- ii. Is appropriate and in keeping with the open character of the coastline;
- iii. Does not adversely affect the nature conservation assets of the coastline, predominantly the Ribble and Alt Estuaries SPA/Ramsar. Project specific Habitats

Regulations Assessments (HRAs) will be required for any tourism and coastal defence developments near to the Ribble and Alt Estuaries SPA/Ramsar. The HRAs will need to demonstrate that there will be no significant effect upon European Sites before the tourism and coastal defence developments can be granted consent.

- iv. Does not detract from the tourism value or facilities along the coastline ;
- v. Does not interfere with natural coastal processes, unless the development forms part of an agreed programme of sea defence enhancement, in accordance with the Fylde Coast Shoreline Management Plan;
- vi. Does not impede the function of any existing sea defence structures and wherever possible enhances the coastal protection measures; and
- vii. Accords with the Development Strategy of this Local Plan.

Where development does occur in these areas, developer contributions will be sought for the conservation, management and enhancement of important wildlife habitats and the creation of new habitats. This will include the improvement and management of Starr Hills Local Nature Reserve and the creation of new Local Nature Reserves. Contributions will be made through S106 Agreements and / or the Community Infrastructure Levy.

## Policy ENV2: Biodiversity

### Policy ENV2

### Biodiversity

#### **Section 1. Nature Conservation Sites and Ecological networks**

##### **a) The hierarchy of nature conservation sites**

The Council is committed to ensuring the protection and enhancement of Fylde's biodiversity and geological assets and interests. In order to do this, the Council will have regard to the following hierarchy of nature conservation sites when making planning decisions, according to their designation:

- i) International Ramsar Sites
  - Special Areas of Conservation (SAC)
  - Special Protection Areas (SPA)
  - Candidate SACs or SPAs

The strongest possible protection will be given to sites of international importance, predominantly the Ribble and Alt Estuaries SPA / Ramsar site.

- ii) National Nature Reserves (NNR)
  - Sites of Special Scientific Interest (SSSI)
  - Marine Conservation Zones (MCZ)

- iii) Local Geodiversity Sites
  - County Biological Heritage Sites
  - Local Nature Conservation Sites
  - Local Nature Reserves

Development that would directly or indirectly affect any sites of local importance will be permitted only where it is necessary to meet an overriding local public need or where it is in relation to the purposes of the nature conservation site.

**b) Development within or affecting nature conservation sites and ecological networks**

In addition to the provisions of National and European law, and in accordance with national planning policy, proposals for development within or affecting the above nature conservation sites must adhere to all of the following principles:

- i) Development that would directly or indirectly affect any sites of local importance including ancient woodland or ancient and veteran trees will be permitted only where it is necessary to meet an overriding local public need or where it is in relation to the purposes of the nature conservation, or mitigation can avoid affecting site integrity.
- ii) Proposals which primarily seek to enhance or conserve biodiversity will be supported in principle, subject to the consideration of other Local Plan policies;
- iii) Consideration should be given to the impact of development proposals on the County-wide Lancashire Ecological network and, where possible, opportunities to support the network by incorporating biodiversity in and around the development should be encouraged;
- iv) Where development is considered necessary, adequate mitigation measures and compensatory habitat creation will be required through planning conditions and / or obligations, with the aim of providing an overall improvement in the site's biodiversity value. Where compensatory habitat is provided it should be of at least equal area and diversity, if not larger and more diverse, than that which is being replaced. Measures should be put in place for the ongoing management of such features.

Where it has been demonstrated that significant harm cannot be avoided appropriate mitigation or, as a last resort, replacement or other compensation will be required. The location of appropriate mitigation, replacement or other compensation will be targeted, using a sequential approach, as follows:

- Within the development site;
- In the immediate locality;
- Within a Nature Improvement Area within the Borough;
- Within a Nature Improvement Area elsewhere in the Fylde Coast; and lastly,
- Elsewhere.

Where significant harm resulting from development cannot be avoided, adequately mitigated or, as a last resort, replaced or compensated, then planning permission will be refused.

- v) the development of recreation will be in areas which are not sensitive to visitor pressures - the protection of biodiversity will be given higher priority than the development of recreation



in sensitive areas of internationally important nature conservation sites (as identified in paragraph (1)(a)(i) above), and on all nature conservation sites and ecological networks in situations where there is conflict between the two objectives.

**c) Damage to nature conservation sites and ecological networks**

The following definition of what constitutes damage to nature conservation sites and other ecological assets will be used in assessing developments likely to impact upon them:

- i) loss of the undeveloped open character of a part, parts or the entire nature conservation site or ecological network;
- ii) reducing the width of part of an ecological network or causing direct or indirect severance of any part of the ecological network or of any part of a nature conservation site including the flight path of migratory birds;
- iii) restricting the potential for movement of wildlife within or through an ecological network or nature conservation site;
- iv) causing the degradation of the ecological functions of any part of the ecological network or nature conservation site;
- v). directly or indirectly damaging or severing links between nature conservation sites, green spaces, wildlife corridors and the countryside; and
- vi) impeding links to the wider ecological network and nature conservation sites that are recognised by neighbouring planning authorities.

**Section 1 (Nature Conservation Sites and Ecological networks)** of this policy applies to all presently designated nature conservation sites, which are identified on the **Policies Map** and to any nature conservation sites or ecological networks that may be designated in the future by appropriate agencies. The Fylde Ecological Network, comprising the Grassland Network, the Wetland and Heath Network and the Woodland Network has been identified and mapped by LCC and Lancashire Wildlife Trust, in compliance with the Framework and is accessible on the Planning Policy website.

**Section 2. Priority Species Protection**

Planning permission will not be granted for development which would have an adverse effect on a priority species or its habitat, unless the benefits of the development outweigh the need to maintain the population of the species in situ. Should development be permitted that might have an adverse effect on a priority species or its habitat, planning conditions or agreements will be used to:

- a) Ensure the survival of the individual species affected; and where this cannot be achieved:
- b) Reduce the disturbance to a minimum;
- c) Provide adequate alternative habitats to enhance the viability of the local population of that species; and
- d) Promote the preservation, restoration and recreation of priority habitats.



## Appendix 2: Local Requirements for Designated Sites, Priority Habitats, Ecological Networks and Other Biodiversity Features

If a planning application is likely to affect any of the Designated Sites, Key Features of the Ecological Network and Priority Habitats listed in **Table 1**, a survey and assessment for the relevant feature must be submitted with the application.

The Priority Habitats are Habitats of Principal Importance for Biodiversity under Section 41 of the Natural Environment and Rural Communities Act, 2006, which potentially occur in Fylde. Descriptions of the individual habitats can be found on the Joint Nature Conservation Committee section of the DEFRA website at <http://jncc.defra.gov.uk/page-5706>.

<b>TABLE 1 Designated Sites (as shown on the Policies Map and subject to policy ENV2: Biodiversity in the Local Plan)</b>	
Internationally designated sites	Ribble and Alt Estuaries Special Protection Area Ribble and Alt Estuaries Special Area of Conservation Ribble and Alt Estuaries Ramsar site
Nationally designated sites	Ribble Estuary National Nature Reserve  <u>Sites of Special Scientific Interest (SSSIs):</u> Ribble Estuary SSSI Newton Marsh SSSI Lytham and St Annes Dunes SSSI Wyre Estuary SSSI Lytham Coastal Changes SSSI
Regionally/locally designated sites	Starr Hills Local Nature Reserve (LNR)  <u>Biological Heritage Sites (including Geological Heritage Sites):</u> ➤ Lytham Foreshore Dunes and Saltmarsh ➤ Clifton Hospital Site, Lytham St Annes ➤ Royal Lytham St Annes Golf Course ➤ Lytham Hall Woods, Lytham St Annes ➤ St Annes's Old Links Golf Course and Blackpool South Railway Line, Lytham St Annes ➤ Pond West of Chain Lane, Staining ➤ Westby Clay Pit, Westby with Plumpton ➤ Great Plumpton Sidings, Westby with Plumpton ➤ Willowmead Park Swamp (Moss Side), Westby with Plumpton ➤ Lytham Moss ➤ Smithy Farm Pond, Staining ➤ Shard Bridge Field Ditch, Skippool ➤ Skippool Marsh and Thornton Bank ➤ Warton Brows, Bryning with Warton ➤ Freckleton Naze, Freckleton ➤ Pippy Lane Banks, Newton with Clifton ➤ River Ribble, Lower Tidal Section, Lea, Newton with Clifton, Freckleton, Penwortham, Hutton (Preston / South Ribble) ➤ Savick Bridge, Lea, Preston

	<ul style="list-style-type: none"> <li>➤ Lea Marsh, Lea, Preston</li> <li>➤ St George's Park Swamp, Kirkham</li> <li>➤ Wesham Marsh, Medlar with Wesham</li> <li>➤ Freshfield Farm Pond, South, Freckleton</li> <li>➤ Freshfield Farm Pond, North, Freckleton</li> <li>➤ Medlar Meadows, Medlar with Wesham</li> <li>➤ Medlar Ditch, Medlar with Wesham</li> <li>➤ Bucks Moss Wood, Salwick</li> <li>➤ Deepdale Wood, Salwick</li> <li>➤ SFL Springfields Works Ponds, Salwick</li> <li>➤ River Wyre – Upper Tidal Section, Out Rawcliffe / Little Eccleston with Larbreck (Wyre)</li> <li>➤ Lancaster Canal, whole length in Lancashire</li> <li>➤ Lytham Moss Copses, Lytham St Annes</li> <li>➤ Black Poplar at Newton Crossroads, Newton</li> <li>➤ King Edward VII and Queen Mary School Playing Fields Margins, Lytham, St Annes</li> <li>➤ River Wyre – Upper Tidal Section, Out Rawcliffe / Little Eccleston with Larbreck</li> </ul> <p>There is no Ancient Woodland in Fylde</p>
--	--

**Priority Habitats (Habitats of Principal Importance for Biodiversity under Section 41 of the Natural Environment and Rural Communities Act, 2006)**

Broad habitat	Habitat name
Arable and horticulture	Arable field margins
Arable and horticulture	Traditional orchards
Boundary	Hedgerows
Coastal	Coastal saltmarsh
Coastal	Intertidal mudflats
Freshwater	Eutrophic standing waters
Freshwater	Ponds
Freshwater	Rivers
Grassland	Lowland calcareous grassland
Grassland	Lowland dry acid grassland
Grassland	Lowland meadows
Grassland	Purple moor-grass and rush pastures
Heathland	Lowland heathland
Heathland	Upland heathland
Inland rock	Inland rock outcrop and scree habitats
Inland rock	Open mosaic habitats on previously developed land
Wetland	Blanket bog
Wetland	Coastal and floodplain grazing marsh
Wetland	Lowland fens
Wetland	Lowland raised bog
Wetland	Reedbeds
Wetland	Upland flushes, fens and swamps
Woodland	Lowland mixed deciduous woodland
Woodland	Upland oakwood
Woodland	Wet woodland

Woodland	Wood-pasture and parkland
<b>Ecological Network Elements</b>	
Core Areas	
Corridors (classified as having a length of 3km or less)	
Stepping Stones	

**Appendix 3: Local Requirements for Protected Species: Criteria and indicative Thresholds (Trigger List) for When a Survey and Assessment are required**

**Table 2**

Proposals for Development that will trigger a Protected Species Survey	Species likely to be affected and for which a survey will be required									
	Bats	Barn Owls	Breeding Birds	Great Crested Newts	Otters	Water Vole	Badger	Reptiles	Amphibians	Plants
<p>Proposed development which includes conversion, modification or extension, demolition or removal of buildings (including hotels, schools, hospitals, churches, commercial premises and derelict buildings) which are:</p> <ul style="list-style-type: none"> <li>• agricultural buildings (e.g. farmhouses, barns and outbuildings) of traditional brick or stone construction and/or with exposed wooden beams;</li> <li>• buildings with weather boarding and/or hanging tiles that are within 200 metres of woodland and/or water;</li> <li>• pre-1960 buildings and structures within 200 metres of woodland and/or water;</li> <li>• pre-1914 buildings within 400 metres of woodland and/or water;</li> <li>• located within, or immediately adjacent to woodland and/or immediately adjacent to water;</li> </ul>	•	•	•							

Proposals for Development that will trigger a Protected Species Survey	Species likely to be affected and for which a survey will be required									
	Bats	Barn Owls	Breeding Birds	Great Crested Newts	Otters	Water Vole	Badger	Reptiles	Amphibians	Plants
<ul style="list-style-type: none"> <li>Dutch barns or livestock buildings with a single skin roof and board-and-gap or Yorkshire boarding if, following a preliminary roost assessment the site appears to be particularly suited to bats.</li> </ul>	●									
<p>Development affecting built structures:</p> <ul style="list-style-type: none"> <li>tunnels, mines, kilns, ice-houses, adits, military fortifications, air raid shelters, cellars and similar underground ducts and structures; unused industrial chimneys that are unlined and brick/stone construction;</li> <li>bridge structures, aqueducts and viaducts (especially over water and wet ground).</li> </ul>	●									
<p>Floodlighting of:</p> <ul style="list-style-type: none"> <li>churches and listed buildings, green space (<i>e.g.</i> sports pitches) within 50 metres of woodland, water, field hedgerows or lines of trees with connectivity to woodland or water;</li> </ul>	●	●	●							
<ul style="list-style-type: none"> <li>any building meeting the criteria listed in (1) above.</li> </ul>	●	●	●							

Proposals for Development that will trigger a Protected Species Survey	Species likely to be affected and for which a survey will be required									
	Bats	Barn Owls	Breeding Birds	Great Crested Newts	Otters	Water Vole	Badger	Reptiles	Amphibians	Plants
Felling, removal or lopping of:										
<ul style="list-style-type: none"> <li>woodland;</li> </ul>	●		●				●			●
<ul style="list-style-type: none"> <li>field hedgerows and/or lines of trees with connectivity to woodland or water bodies;</li> <li>old and veteran trees that are more than 100 years old;</li> <li>mature trees with obvious holes, cracks or cavities, or which are covered with mature ivy (including large dead trees).</li> </ul>	● ● ●		● ● ●				●			●
Proposals affecting water bodies: <ul style="list-style-type: none"> <li>in or within 200 metres of rivers, streams, canals, lakes, reed beds or other aquatic habitats</li> </ul>	●		●		●	●			●	●
Proposals located in or immediately adjacent to: <ul style="list-style-type: none"> <li>quarries or gravel pits</li> <li>natural cliff faces and rock outcrops with crevices or caves and swallets.</li> </ul>	● ●		● ●					● ●		
Proposals for wind farm developments of multiple wind	●									



Proposals for Development that will trigger a Protected Species Survey	Species likely to be affected and for which a survey will be required									
	Bats	Barn Owls	Breeding Birds	Great Crested Newts	Otters	Water Vole	Badger	Reptiles	Amphibians	Plants
turbines and single wind turbines										
Proposed development affecting any type of buildings, structures, feature or location where protected species are known to be present	●	●	●	●	●	●	●	●	●	●

## Appendix 4: Ecological Survey Seasons

**Table 3 Ecological Survey Seasons**

Optimal Time



Extending Into



	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
Badgers												
Bats (Hibernation Roosts)												
Bats (Summer Roosts)												
Bats (Foraging/ Commuting)												
Birds (Breeding)												

Birds (Over-Wintering)										
Great Crested Newts			TERRESTRIAL							
			AQUATIC							
Otters										
Reptiles										
Water Voles										
White Clawed Crayfish										
Habitats/ Vegetation										

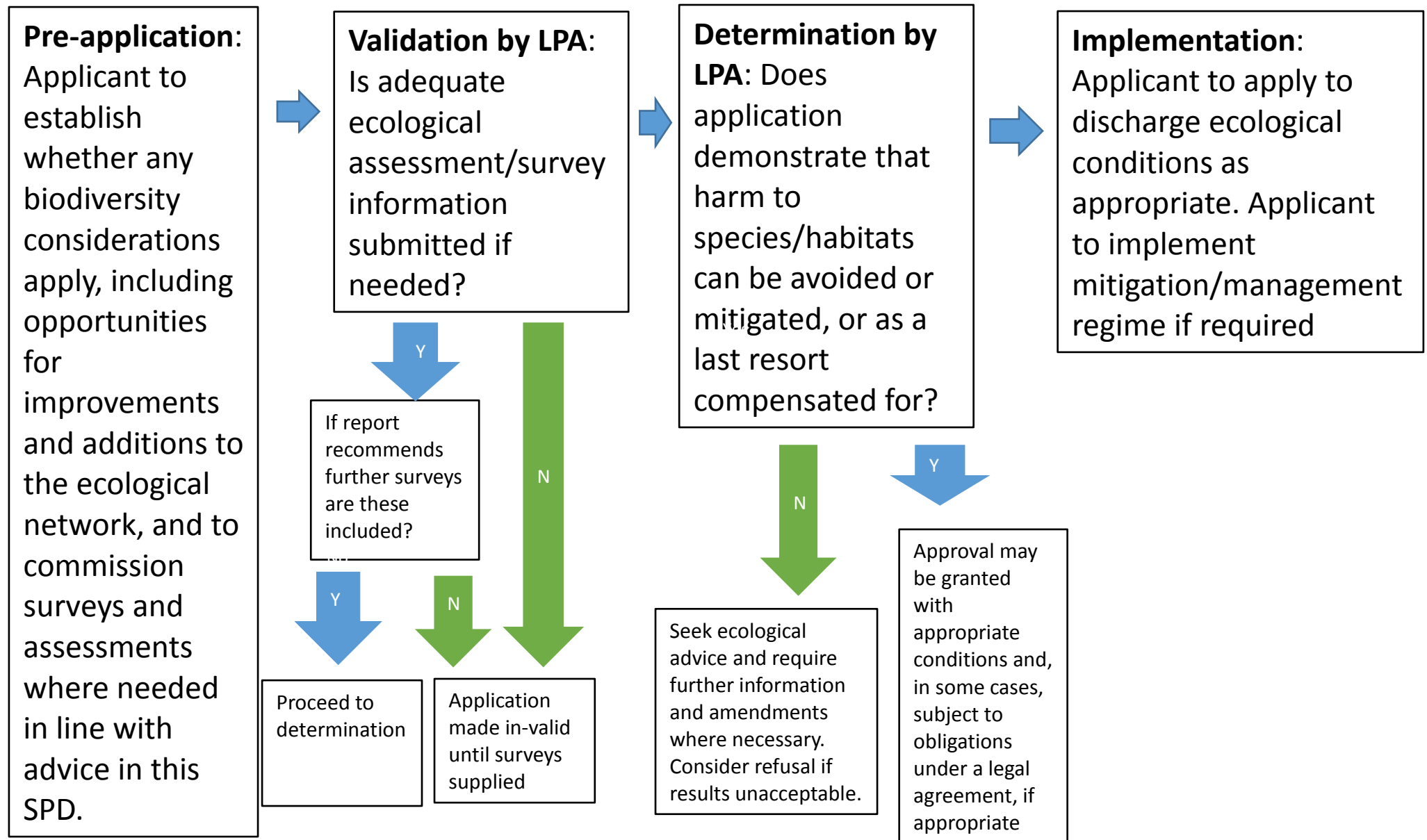
## Appendix 5: Suggested Content of Ecological Surveys

**Table 4: Suggested content of ecological surveys and assessments:**

<b>Suggested heading</b>	<b>Content to be included</b>
<b>Summary sheet</b>	Include the date of survey, OS grid reference, main findings, conclusions and recommendations for mitigation where necessary.
<b>Introduction:</b>	<p>Aims and objectives of the survey and report</p> <p>Site location- include maps, aerial photos and OS Grid reference</p> <p>Site description- include area measurement of the application site, current use/previous use if abandoned,</p> <p>Description of the proposed works- ensure that any survey work is conducted correctly.</p>
<b>Methodology:</b>	<p>Desktop Study:</p> <p>Identifying any records for designated sites, protected and Priority species and Habitats on site or within a reasonable distance. A data search of between 500m and 1km radius is expected as a minimum.</p> <p>List all sources used.</p> <p>The main sources of species records and local site designations will be Lancashire Environment Record Network (LERN) to ensure the most accurate resolution. LERN can advise if there are species groups or data sets available from other organizations. Ecological Network mapping can be found on the Lancashire County Council mapping at <a href="http://mario.lancashire.gov.uk/aqsmario/">http://mario.lancashire.gov.uk/aqsmario/</a>.</p> <p>The desk top study should follow CIEEM Guidelines (see Appendix 6).</p> <p>An Extended Phase 1 Habitat Survey identifying the habitats present on and adjoining the site, with maps, target notes and habitat area (hectares) included within the report, in accordance with methods set out in the JNCC Handbook for Phase 1 Habitat Survey (2010), together with identification of Priority Habitats.</p> <p>The potential for protected and/or Priority Species to be present and any requirements for specialist surveys e.g. breeding birds, bats, water vole. Where further specialist surveys are identified, the report should confirm when these surveys will be or have been undertaken.</p> <p>Date of survey</p> <p>Methodology used e.g. BCT Bat survey guidelines. Evidence that the survey has been tailored to the specific site conditions</p> <p>Weather conditions</p> <p>Names and details of surveyors</p> <p>List of equipment used by surveyors.</p>
<b>Limitations of survey:</b>	Explain any limitations to the survey work in full (e.g. difficulties accessing areas)

<b>Results:</b>	<p>State the findings of the survey including:</p> <p>What identified statutory or non-statutory wildlife sites are present on or within the vicinity of the development site</p> <p>What elements of the Lancashire Ecological Network are present on or within the vicinity of the development site</p> <p>What habitats are present at the survey and are they locally/national important</p> <p>What adjacent habitats exist: immediately adjacent to the site or in the wider landscape, and whether good connectivity is evident, including for ecological networks</p> <p>Will the development have an impact on ecological networks as detailed in this SPD?</p> <p>How will the development impact? (minimally/ to a large extent/ will the ecological network function around the development etc.)</p> <p>Potential for European Protected Species to use the site.</p> <p>Evidence of European Protected Species using the site</p> <p>What evidence was found</p> <p>Where the evidence was found</p> <p>Whether identification of the species is possible</p> <p>Understanding of species' use of the site, not just their presence/absence</p> <p>Evidence of other priority or protected species using the site</p> <p>Natural Environment and Rural Communities Act, 2006 - Section 41 lists species and habitats of principal importance</p> <p>Locally important species using the site e.g. any Lancashire BAP or BAP Long List species</p> <p>What? Where? How many?</p> <p>How will the development impact? (minimally/ to a large extent/ will the ecological network function around the development etc.)</p>
<b>Conclusions:</b>	<p>Assess significance of any habitats/species within or adjacent to the site that could be affected</p> <p>Give professional judgement as to how development will impact on the ecology of the site, including any function in terms of ecological network, based on the evidence found during survey</p> <p>Ensure all plans, appendices and photos are fully referenced for clarity</p> <p>State if a further survey is required, what this is to consist of and when it should be carried out.</p> <p>Can all expected impacts be mitigated for?</p> <p>Recommend mitigation clearly, to ensure no adverse impacts on habitats/species</p> <p>State if any part of the proposed development could have an adverse impact which it would not be possible to mitigate against.</p>
<b>Recommendations:</b>	<p>Timing of works to reduce adverse impacts</p> <p>Specific mitigation designed to remove or reduce impacts on named habitats or species.</p>

<b>Mitigation:</b>	<p>Mitigation must be designed specifically to avoid or reduce the impacts of the development on the ecology of the site and its surroundings (don't give 'broad brush' or 'worst case scenario' solutions).</p> <p>Give examples where you have found this type of mitigation successful, if it is particularly innovative.</p> <p>Mitigation strategy should build on cumulative national and international knowledge.</p> <p>Note any mitigation proposal may also need approval relating to landscape design.</p> <p>For large schemes, detail how monitoring will be built into the timescale to keep a check on success and make provision for small adjustment to ensure effectiveness</p> <p>If mitigation is designed for European Protected Species it must be likely to satisfy the Natural England licensing criteria.</p> <p>If a license is likely to be refused the LPA cannot issue a planning permission</p> <p>What mitigation can be put in place to ensure that the development has minimal impact on ecological networks, if relevant?</p> <p>Identify any invasive species present on the site or within 7m of the site boundary. The location and extent of any invasive species should be shown on an appropriately scaled plan included within the survey report.</p>
<b>Enhancement:</b>	<p>This is over and above mitigation.</p> <p>Identify appropriate opportunities for the proposed development to improve biodiversity in line with the National Planning Policy Framework i.e. Net Gain and how this would also specifically contribute to the Biodiversity Duty set out in the Natural Environment and Rural Communities Act 2006.</p> <p>Design for named habitats/species. State the findings of the survey including:</p> <p>What habitats are present at the survey and are they locally/national important</p> <p>What adjacent habitats exist: immediately adjacent to the site or in the wider landscape, and whether good connectivity is evident</p> <p>Potential for European Protected Species to use the site.</p> <p>Evidence of European Protected Species using the site:</p> <p>What evidence was found</p> <p>Where the evidence was found</p> <p>Whether identification of the species is possible</p> <p>Understanding of species' use of the site, not just their presence/absence</p> <p>Evidence of other protected species using the site</p> <p>Natural Environment and Rural Communities Act, 2006 - Section 41 lists species and habitats of principal importance</p> <p>What? Where? How many?</p>



## Appendix 7: Sources of Information and Web Resources

Accessible Natural Greenspace Standard

[https://webarchive.nationalarchives.gov.uk/20140605111422/http://www.naturalengland.org.uk/regions/east\\_of\\_england/ourwork/gi/accessiblenaturalgreenspacestandardangst.aspx](https://webarchive.nationalarchives.gov.uk/20140605111422/http://www.naturalengland.org.uk/regions/east_of_england/ourwork/gi/accessiblenaturalgreenspacestandardangst.aspx)

Biodiversity 2020: A Strategy for England's Biodiversity and Ecosystem Services

<https://www.gov.uk/government/publications/biodiversity-2020-a-strategy-for-england-s-wildlife-and-ecosystem-services>

Bat Surveys for Professional Ecologists: Good Practice Guidelines (3<sup>rd</sup> edition)  
Collins.J.(ed)(2016) The Bat Conservation Trust, London. ISBN-13 978-1872745-96-1

Bryning with Warton Neighbourhood Development Plan

<http://www.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/warton-neighbourhood-plan/>

Central Lancashire Biodiversity and Nature Conservation Supplementary Planning Document July 2015 [www.chorley.gov.uk](http://www.chorley.gov.uk)

Competencies for Species Survey (CSS)- Publications-CIEEM- Chartered Institute of Ecology and Environmental Management ( <https://www.cieem.net/competencies-for-species-survey-css-> )

Conservation Advice Packages for Ribble and Alt Estuaries SPA and Liverpool Bay SPA

<https://designatedsites.naturalengland.org.uk/Marine/MarineSiteDetail.aspx?SiteCode=UK9005103&SiteName=ribb&countyCode=&responsiblePerson=&SeaArea=&IFCAArea=>

Conservation of Habitats and Species Regulations 2017

<http://jncc.defra.gov.uk/page-1379>

'Designing for Biodiversity' Gunnell, Murphy, Williams ISBN 9781859464915 published by RIBA

Fylde Coastal Strategy 2015-2032

<http://www.fylde.gov.uk/business/fylde-coastal-strategy/>

Fylde Local Plan to 2032

<http://www.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/adopted-fylde-local-plan-2032/>

Geomorphological Study for the Starr Hills – St Annes

Guidelines for Preliminary Ecological Appraisal (GPEA)-Publications-CIEEM- Chartered Institute of Ecology and Environmental Management <https://www.cieem.net/guidance-on-preliminary-ecological-appraisal-gpea->

Local Plan Habitats Regulations Assessment Report June 2018 (document EL11.003a)

<http://www.fylde.gov.uk/council/planning-policy--local-plan-/www-fylde-gov-uk-examination/>



Marine Environment [www.livingseasnw.org.uk](http://www.livingseasnw.org.uk)

National Planning Policy Framework and Planning Practice Guidance

<http://planningguidance.communities.gov.uk/>

Spatial Planning Guides in relation to onshore wind, peat soils and biomass planting. These guides were developed by the Wildlife Trust and RSPB and help alert stakeholders to areas of ecological sensitivity to help avoid ecologically damaging development proposals. The Spatial Planning Guides emphasise the importance of the agricultural hinterland which is so important to farmland birds (known to be in decline) and the SPA species (especially Whooper Swan in Fylde).

<https://www.rspb.org.uk/our-work/our-positions-and-casework/our-positions/land-use-planning/spatial-planning-guides/>

Parks and Coast Design Guide Fylde Council (not yet published on Council's website).

Saint Annes on Sea Neighbourhood Development Plan

<http://www.fylde.gov.uk/council/planning-policy--local-plan-/neighbourhood-planning/st-annes-sea-town-council-neighbourhood-plan/>

Sand Dunes Management Action Plan

<http://www.fylde.gov.uk/tourism/leisure/sand-dunes/>

Sefton Nature Conservation Supplementary Planning Document

<https://www.sefton.gov.uk/planning-building-control/planning-policy-including-local-plan-and-neighbourhood-planning/adopted-supplementary-planning-documentsguidance.aspx>

Shoreline Management Plan

<https://www.gov.uk/government/publications/shoreline-management-plans-smpls>

Swifts RSPB helps develop brick that gives Swift a home

<https://actsurveyors.com/rspb-helps-develop-brick-gives-swifts-home/>

## Appendix 8 Glossary

Term	Definition
Biodiversity	The whole variety of life encompassing all genetic, species and ecosystem variations
Biodiversity 2020: A strategy for England's wildlife and ecosystem services	Government policy to protect and increase the amount and quality of biodiversity in England. It recognises the need to move from a loss to an increase of biodiversity.
Biodiversity Duty	A statutory duty on all public organisations to consider the impact of their decisions and actions on biodiversity.
Compensation	The protection of biodiversity assets should be achieved through avoidance and mitigation wherever possible. Compensation, the next step in the hierarchy, should only be used in exceptional circumstances and as a last resort, after all options for avoidance and mitigation have been fully considered. Compensatory measures should, therefore, only be used to address any residual impact that cannot be avoided or mitigated.
Designated Sites	<p>Important sites for wildlife and geology. Designated sites can be Statutory or non-statutory. Statutory sites are:</p> <ul style="list-style-type: none"> <li>• Special Areas of Conservation;</li> <li>• Special Protection Areas;</li> <li>• Ramsar sites;</li> <li>• Sites of Special Scientific Interest;</li> <li>• National Nature Reserves;</li> <li>• Local Nature Reserves.</li> </ul> <p>Non-statutory sites are:</p> <ul style="list-style-type: none"> <li>• Local Wildlife or Geological Sites.</li> </ul>
Ecological Appraisal	An appraisal of ecological features, their value and importance. This includes identification of the impacts of development proposals, together with proposals for avoiding impacts, mitigating impacts or compensating for impacts.
Ecological Network	<p>Ecological networks consist of sites containing diverse areas of habitat that support species and have ecological connections between them that enable species to move. They provide a range of ecosystem service benefits to society and in doing so underpin sustainable economic activity, allow biodiversity assets to recover from losses and provide resilience to climate change impacts.</p> <p>Maintaining and improving habitat connectivity is important in ensuring the long-term survival</p>

Term	Definition
	of biodiversity in a fragmented landscape and with a changing climate. The National Planning Policy Framework specifically states that local authorities should '...identify and map components of the local ecological networks...' in their Local Plans.
Ecology	The study of plants and animals and their interaction with the physical and biological environments.
European Protected Species	Plants or animals that are legally protected in the UK and Europe. They are listed on Annex II and IV of the Habitats Directive.
Functionally-linked habitat/land	Land that provides a support function for the qualifying species of the Special Protection Areas and Ramsar sites. In Fylde, this is usually agricultural land.
Green Infrastructure Network	The network of natural environmental components and green and blue spaces (i.e. ponds, rivers, lakes, swales) including (but not limited to): hedges, outdoor sports facilities, coastal habitat, grassland and heathland, cemeteries, churchyards and burial grounds, agricultural land, allotments, community gardens and urban farms, greens, open spaces, degraded land, private gardens, wildlife habitats, parks, fields, land in the countryside, woodlands, street trees, ponds, lakes and waterways.
Habitats	Ecological or environmental areas that are inhabited by a particular species of animal, plant or other type of organism.
Habitats Regulations	The Conservation of Habitats and Species Regulations 2010, as amended. This implements the Habitats Directive in UK law. The Regulations set out the steps to consider when making decisions that affect internationally important sites and European Protected Species.
Listed Buildings	Buildings of special architectural or historical interest listed by the Secretary of State for Culture, Media and Sport on the advice of Historic England. Buildings are graded to indicate their relative importance (i.e. Grade I, Grade II* and Grade II).
Linear features	Includes main rivers, species rich hedgerows, canals, transport corridors.
Local Nature Reserves	Sites Designated under the terms of the National Parks and Access to the Countryside Act, 1949 and owned, leased or managed under agreement by local authorities. These are

Term	Definition
	places with wildlife or geological features that are of special interest.
Mitigation	Adverse effects that cannot be avoided should be adequately mitigated. Mitigation measures minimise the negative impact of a development, before, during or after its completion. Ideally, mitigation measures should form part of the development proposal, but additional mitigation measures can be imposed by the decision-maker. All mitigation measures should be secured through the use of planning conditions or planning obligations.
National Nature Reserve	National Nature Reserves (NNRs) were established to protect some of our most important habitats, species and geology, and to provide 'outdoor laboratories' for research.
National Planning Policy Framework (the Framework )	The Framework sets out the Government's planning policies for England and how they are expected to be applied. It must be taken into account in the preparation of local and neighbourhood development plans and it is a material consideration in planning decisions.
Natura 2000 Sites	A network of nature protection areas in the territory of the European Union. It is made up of Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) designated respectively under the Habitats Directive and Birds Directive. The network includes both terrestrial and marine sites (Marine Protected Areas).
Natural Assets	Fylde's designated sites, Priority Habitats (including BAP habitats), linear features and 'stepping stone' sites, as set out in the Lancashire Ecological Network.
Nature Conservation	The protection, management and promotion of wildlife habitats for the benefit of wild species as well as the communities that use and enjoy them.
Nature Improvement Area (NIA)	Nature Improvement Areas are large, discrete areas that are intended to deliver a step change in nature conservation, offer significant improvements for wildlife and people through the sustainable use of natural resources, provide opportunities to restore and create wildlife habitats, and enhance connectivity between local sites.
Priority Habitats and Species	Species and Habitats of Principal Importance included in the England Biodiversity List, published by the Secretary of State under section 41 of the Natural Environment and

Term	Definition
	Rural Communities Act 2006. The list includes UK Biodiversity Action Plan habitats.
Priority Species	These are Species of Principal Importance in England and are listed in Section 41 Natural Environment and Rural Communities Act 2006. The list includes UK Biodiversity Action Plan species. Many of these species are also protected species.
Qualifying features	Habitats or species that meet selection criteria for internationally important nature sites (Special areas of Conservation, Special Protection Areas and Ramsar sites). Details of qualifying features can be found in the conservation objectives for each site.
Ramsar site	A wetland of international importance classified under the 1971 Ramsar Convention. The government has said that Ramsar sites should have the same protection as European nature sites and so in effect they form part of the EU's Natura 2000 network and are internationally important nature sites.
Site of Special Scientific Interest	An area designated for nature conservation under the Wildlife & Countryside Act 1981 as amended.
Special Area of Conservation	Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010. Special Protection Areas: 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 the European Union countries. They are European designated sites, classified under the Birds Directive.
Special Protection Area	These are European designated sites, classified under the Birds Directive because of their international importance for the breeding, feeding, wintering and migration of rare and vulnerable species of birds found within European Union countries. They form part of the Natura 2000 network and are internationally important nature sites.
Stepping stone site	Existing habitat patches providing a functional link between Core Biodiversity Areas and the wider landscape.
Supplementary Planning Document	Documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular

Term	Definition
	issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.
Sustainability Appraisal	Appraisal of plans, strategies and proposals to test them against the four broad objectives set out in the Government's sustainable development strategy 'A Better Quality of Life: A Strategy for Sustainable Development for the UK', published in 1999.
Sustainable Development	The most commonly used definition is that of the 1987 World Commission on Environment and Development, the Brundtland Commission: <i>'development which meets the needs of the present without compromising the ability of future generations to meet their own needs'</i> . The UK Sustainable Development Strategy Securing the Future set out five 'guiding principles' of sustainable development: living within the planet's environmental limits; ensuring a strong healthy and just society; achieving a sustainable economy; promoting good governance; using sound science responsibly.
UK Protected Species	Listed on Schedules 1, 5 and 8 of the Wildlife & Countryside Act.
Wildlife corridor	Existing linear features providing structural connectivity between areas of biodiversity value and the wider landscape.



© Fylde Borough Council copyright 2019

You may re-use this document/publication (not including logos) free of charge in any format or medium. You must re-use it accurately and not in a misleading context. The material must be acknowledged as Fylde Borough Council copyright and you must give the title of the source document/publication.

Where we have identified any third party copyright material you will need to obtain permission from the copyright holders concerned.

This document/publication is also available on our website at [www.fylde.gov.uk](http://www.fylde.gov.uk).

Any enquiries regarding this document/publication should be sent to us at the Town Hall, St Annes Road West, St Annes FY8 1LW, or to [listening@fylde.gov.uk](mailto:listening@fylde.gov.uk).

**Summary of Representations Received on the  
Biodiversity (SPD): Scoping  
Consultation between 22<sup>nd</sup> November 2018 and 3<sup>rd</sup> January 2019**



Consultee	Key text from representation	Changes sought	Council Response
<b>Introduction</b>			
All respondents	Supported the production of the Biodiversity SPD.	No Change	The Council welcomes the support for this document.
Environment Agency	We are pleased to see the reference to the Government's 25 Year Environment Plan and the principle of 'net gain' for biodiversity. The emerging SPD should build on this and provide guidance for developers.	Emphasis on net gain in the SPD	The Biodiversity SPD will build on the principle of net gain and provide guidance for developers.
Canal and River Trust	We welcome the acknowledgement of the Lancaster Canal at paragraph 1.12 and 3.8. The Canal should be acknowledged as a county wildlife site within the document.	The Lancaster Canal to be described as a County Wildlife site	There will be an Appendix to the SPD that's list all of the Biological Heritage Sites (County Wildlife Sites) in Lancashire.
Natural England	<p>Paragraph 1.9 – refer to the correct designation, Ribble and Alt Estuaries SPA. This section should also include reference to Liverpool Bay Special Protection Area (SPA) and could also mention Martin Mere SSSI and SPA and Marton Mere SPA due to the movement of species between these sites and Fylde's functionally linked land. Text or a map should be added as part of this section to show how the Fylde Coast connects with the North West coast from the Dee to the Solway.</p> <p>Is there any data to show the loss of Carr/wet woodland habitats, not just plantation woodland. Semi-natural, wet woodland is a vulnerable habitat in the area.</p>	Changes to wording.	The Council agrees to the corrections proposed, the Council does not have any data that shows the loss of Carr/wet woodland habitats in Fylde.

Vision, Issues and Objectives			
CAPOW John Rowson	The key issue here is that the removal of existing habitats, whatever the replacement, just does not work.	Comment noted	New development will involve the removal of habitats, it is the Council's responsibility as Local Planning Authority to ensure that new habitats created make up for those lost i.e. net gain
CAPOW John Rowson	We consider that there is too much emphasis placed on Lytham St Annes without considering the wider Fylde overall.	More emphasis on the rural parts of inland Fylde.	Lytham St Annes is located directly adjacent to protected habitats e.g. The Sand Dunes. Therefore, the risk of visitor pressure is high which is why this is acknowledged as an issue.
John Leadbetter	Supports the issues highlighted.	None	The Council welcomes Mr Leadbetter's support
Fylde Bird Club	Agree the SPD should consider the Issues and Objectives	None	No additional Issues or Objectives were suggested.
Paul Ellis	Key biodiversity hotspots and important sites for scarce species should identified and recorded, a map of sensitive sites should be compiled and maintained. It is important to understand that many important sites have no designations or protection afforded to them. Fylde Bird Club can advise on important sites for birds.	A Register of Sensitive Sites should be compiled and maintained by the Council.	The Biological Heritage Sites register performs this role, Lancashire County Council does still designate new BHSs. Fylde Bird Club could advise Fylde Council and Lancashire County Council of candidate BHS sites which could then be assessed and added to the register of BHS.
United Utilities	Open space and recreation provision in new developments presents an opportunity to provide much needed SuDS to manage flood risk and reduce the amount of surface water- run off from developments.	Include text on SuDS	The Council acknowledges that surface water drainage is an issue and that SuDS present an opportunity to enhance biodiversity. The value of SuDS for enhancing biodiversity will be highlighted in the SPD.
Lancashire Wildlife Trust	The list of objectives should refer to protecting the national and local sites of biodiversity importance.	Additional objective.	Text will be included in the SPD.

	I <b>disagree</b> with the objective 'to investigate the use of the Lancashire Ecological Framework.....'. It should be used in order to identify ecological networks and identify locations where the network needs to be enhanced and where new development would be expected to contribute to that process.	Amendments to the SPD to include a more detailed section on the Lancashire Ecological Network	A section on using the Lancashire Ecological Framework will be written into the section on determining planning applications.
	The objective 'to highlight the lack of up to date surveys for Biological Heritage Sites' is weak. Individual Local Authorities should prioritise their BHS for re survey, or put the onus on the developer to resurvey, wherever a BHS is likely to be affected by a development proposal. These appraisals should be submitted to LERN in order to assist in keeping the County's ecological records database up to date.	Amendments to the SPD which commit developers to surveying BHS affected by development and providing the appraisals to LERN.	The Council agree, a baseline survey of the BHS should be carried out to reveal the sites current condition. Then an assessment of whether a BHS will be affected will be carried out. If an impact is predicted an assessment will be requested from the developer.
Natural England	Recreational Disturbance should be included as an issue, with an objective of improving public awareness of the issue and educating them in the correct behaviour when near/on sensitive sites.	Additional issue/objective	This issue will be highlighted in the mitigation section of the SPD. Recreational disturbance in general is a beach/dune management issue.
	Ecological Connectivity should be included as an issue, with an objective of improving ecological activity between existing habitats.	Additional issue/objective	This will be covered in the section on the Lancashire Ecological Network.
	Include the impact of invasive species, and inclusion of non-native species within landscape planting, with an objective of raising public awareness and giving advice on species suitable for landscaping new development and	Additional issue/objective and list of invasive	Invasive Species and use of native/local stock will be covered by the SPD.

	green open space, as well as advice on the management and eradication of invasive species.  A list of invasive species was included with the response.	plants.	
<b>Policy and Guidance Review</b>			
CAPOW John Rowson	Paragraph 3.3, Development is contrary to these objectives and results in flooding.	No change requested	The objectives are part of the adopted Fylde Local Plan to 2032 and therefore cannot be amended.
	Paragraph 3.9 run off calculations should consider local aspects/differences, not one of the bodies involved in agreeing run off rates or development, checks compliance.	No change requested	More detailed information on these matters could be included in an SPD on Sustainable Urban Drainage Systems.
	Page 11, the documents listed and any forthcoming documents covering such matters should be incorporated into the SPD as updates.	No change requested	The Council will include reference to the most up to date versions of all the referenced documents at the time of publication of the SPD.
John Leadbeater	Paragraph 3.21 Developers will simply pay lip service to this document, there is no reference to working with local farmers to promote methods which protect and enhance local wildlife. Some countryside activities run counter to the aspirations of paragraph 3.2.1 e.g. Wildlife shoots which treat ponds as shooting ranges and must be detrimental to all wildlife.	No specific wording requested	Paragraph 3.2.1 cannot be amended as it is an excerpt from the Bryning with Warton Neighbourhood Plan. This SPD can only provide further detail and guidance in relation to policies and proposals within the Fylde Local Plan to 2032. It is acknowledged that agricultural practices and wildlife shoots are issues which have negative impacts on wildlife and biodiversity, however these practices cannot be controlled by planning legislation therefore they cannot be resolved by this SPD.
Fylde Bird Group	The SPD should reference 'Designing for Biodiversity' Gunnell, Murphy, Williams ISBN 9781859464915 published by the RIBA.	Reference adding	The Council will reference this document.

<p>Lancashire Wildlife Trust</p>	<p>The following documents/text should be used to inform the writing of the SPD:</p> <p>Sefton Council's Nature Conservation SPD</p> <p>Central Lancashire Biodiversity and Nature Conservation SPD</p> <p>Biodiversity Audit of Fylde Borough 2006</p> <p>Spatial Planning Guides</p> <p>The relevance of these spatial guides to Fylde, more generally is to emphasise the importance of the agricultural hinterland which is so important to both farmland birds (known to be in decline) and the SPA species (especially Whooper Swan in Fylde). This area is under cumulative pressure from a number of permitted developments e.g. Queensway, the M55 link road and Whyndyke Farm. This area is also important for its network of watercourses and ditches.</p> <p>Marine Environment including marine plastic, the litter picking groups <a href="http://www.livingseasnw.org.uk">www.livingseasnw.org.uk</a></p> <p>Accessible Natural Greenspace Standard</p> <p>Fylde Sand Dunes Management Plan (update)</p> <p>Geomorphological Study for the Starr Hills – St Anne's</p>	<p>All of the references included to be referenced in the SPD plus other useful supporting text included in this part of the response.</p>	<p>The Council will include the additional references and text included in this part of the response.</p> <p>The Council had reviewed the content of Sefton's SPD as part of its research for the SPD and will look at the Central Lancashire SPD.</p>
<p>Natural England</p>	<p>The following documents should also be referred to:</p> <p>Conservation of Habitats and Species Regulations 2017- in relation to the Habitats Regulations Guidance given in another section.</p> <p>Conservation Advice Packages for Ribble and Alt Estuaries</p>	<p>References to these documents to be included in the SPD</p>	<p>The Council will include references to these additional documents in the SPD.</p>

	SPA and Liverpool Bay SPA. The Shoreline Management Plan		
<b>Biodiversity Issues in Fylde (this section is divided into Sections 4 – 15 in accordance with the sections in the Scoping Report)</b>			
<b>Section 4 International and European Sites and functionally linked land.</b>			
CAPOW John Rowson	Page 13 No comment as we have no involvement with International or European Sites.	No change requested	No change needed
Persimmon Homes	<p>Paragraph 4.6 describes examples of mitigation measures for International and European Sites. Persimmon support the incorporation and use of POS within the site to encourage biodiversity, however management and maintenance of POS outside the proposed development boundary would pose issues.</p> <p>Any contributions towards encouraging people to access International or European sites, or enhancing alternative POS to the coastline, would be supported in principle. However, we would need further information further information regarding the calculations for this contribution as the impact of additional costs would need to be considered to ensure the development remains viable.</p> <p>We would be happy to, and support the idea of providing an information pack to new residents, advising of protected areas for biodiversity.</p>	Text in the SPD to acknowledge that provision of open space outside the development site could pose issues for the developer. Viability of provision should be referred to.	<p>The text does not say that the developer would be responsible for maintaining and managing POS away from the development site. It is likely that the Council will take over management and maintenance of any POS in any event.</p> <p>The aim of improving access would be to direct people away from sensitive areas. Additional text referring to viability of provision will be included.</p>
John Leadbeater	Question page 13 Answer No	No change	Response noted.

		requested	
Fylde Bird Club	<p>Page 13 The practice of filling in and draining field ponds continues and should be reversed.</p> <p>Providing seed strips and uncropped field margins plus broad hedgerows would provide good habitat on arable peat farmland and we advise consulting and collaborating with the RSPB who can offer expert advice.</p> <p>The importance of shore birds on the Ribble estuary/coast (SSSI/SPA/Ramsar site) should be key within the SPD with a plea to control disturbance by zoning small areas of the beach in order to provide high tide roosts. Zoned areas would improve breeding success for dune birds including Reed Bunting, Meadow Pipit and Stonechat). The zoned off areas could also assist with Coastal Protection against flooding and prevent wind blown sand at minimum cost and maintenance.</p>	Inclusion of information on these issues in the Issues section.	<p>This is not a matter which can be facilitated by the planning system, however the SPD will highlight it as an issue.</p> <p>Beach Management is a matter for the Council, recreational pressure on the foreshore will be highlighted as an issue in the SPD however, the purpose of the SPD is to inform planning decisions. Beach Management is covered by other Council documents e.g. Sand Dunes Management Action Plan.</p>
Lancashire Wildlife Trust	Paragraph 4.1 needs to reference Whooper Swans	Additional text	Add reference to Whooper Swans.
	<p>4Q Mitigation Measures – aside from the sandwinning review (impact on sand supply and observed disturbance of wintering birds by sand winning vehicles) the Council should liaise with the Morecambe Bay Project &amp; Lancaster City Council as they have commissioned research into SPA bird disturbance especially with dogs. This is an issue on the Fylde Coast that will need to be tackled by the Ranger Service, especially in relation to the new Pontins development residents and their pets.</p>	Further research and amendments to the document.	<p>The Council has liaised with the Morecambe Bay Project and Lancaster City Council and obtained a copy of the study.</p> <p>Beach Management is a matter for the Council, recreational pressure on the foreshore will be highlighted as an issue however, the purpose of the SPD is to inform planning decisions. Beach Management is covered by other Council documents.</p> <p>The Pontin's development has planning permission,</p>

			<p>there are no outstanding issues, the approach to on- going mitigation was agreed with Natural England and the Greater Manchester Ecology Unit.</p> <p>The issues of disturbance by dogs (birds) and predation by cats (reptiles) will be highlighted in the section of the SPD that describes how planning applications will be assessed.</p>
	<p>Methodology approach page 13, the LWT conclude that ultimately, it is hard to completely avoid a site by site approach.</p> <p>Whole Coast Approach, there have been preliminary discussions with Natural England about agreeing a mitigation package for all of the various works along Fylde's coast (dune management, sea defence works, Fairhaven Lake HLF project etc ) rather on a project-by-project basis.</p>	No specific amendment requested	<p>The Council has reviewed the Central Lancashire and Sefton SPDs, and noted the comments from LWT. A site by site approach to mitigation will be written into the Biodiversity SPD.</p>
Natural England	<p>4Q. A methodology could be used for certain types of lower risk, smaller developments and then a site by site approach for larger more high risk sites with examples of mitigation which could be suitable. Fylde Council could also commission a recreational disturbance study to understand the problem, highlight problem areas and suggest more tailored solutions for the Borough.</p>	No specific amendment requested	<p>The Council has reviewed the Central Lancashire and Sefton SPDs, and noted the comments from LWT. A site by site approach to mitigation will be written into the Biodiversity SPD.</p> <p>Beach Management is a matter for the Council, recreational pressure on the foreshore will be highlighted as an issue however, the purpose of the SPD is to inform planning decisions. Beach Management is covered by other Council documents.</p>
<b>Section 5 Lancashire Ecological Network</b>			



CAPOW John Rowson	Page 14 We agree	No change	Support noted
Fylde Bird Club	Page 14 In principle providing wildlife corridors and stepping stones is a good idea.	No change	Support noted
Lancashire Wildlife Trust	5Q You need to commit to use the Lancashire Ecological Network rather than just investigate its use. A constraints layer would be useful BUT this needs to be based on up to date accurate information	Amendments to the SPD to include a more detailed section on the Lancashire Ecological Network	A section on using the Lancashire Ecological Framework will be written into the section on determining planning applications.
Natural England	We recommend that these maps are used to identify areas where habitats could be better connected and that land used accordingly.	Amendments to the SPD to include a more detailed section on the Lancashire Ecological Network	A section on using the Lancashire Ecological Framework will be written into the section on determining planning applications.
<b>Section 6 Assessing the Biodiversity Implications of Development</b>			
CAPOW John Rowson	Paras 6.1 to 6.4 we believe to use mitigation is NOT sufficient, full retention and far less disruption to fauna and key flora is more applicable.  Page 16 subject to additions regarding the above, we agree.	No specific change requested	Comment noted

Fylde Bird Club	Page 16 Assessing Ecological Issues in Planning, could Biodiversity mitigation projects be better funded using Section 106 agreements?	No specific change requested to SPD	This could be progressed through Community Infrastructure Levy (CIL). The Council could add Biodiversity Mitigation Projects to its 123 list. The CIL test does require there to be direct impacts.
Lancashire Wildlife Trust	<p>Most applications for new development should be accompanied by an ecological statement and if that statement identifies any habitats/features of potential importance for wildlife then an ecological appraisal should be required which must demonstrate how biodiversity will be enhanced and how habitats within the site will connect to the wider ecological network.</p> <p>It is really important to direct applicants to the ecological survey calendar as some have no understanding of the time constraints to survey.</p>	Include ecological survey calendar	The Ecological Survey calendar will be included in the SPD
Natural England	<p>Paragraph 6.2 The Impact Risk Zone (a 2km zone around an SSSI). Impact Risk Zones are not a 2km zone around an SSSI. Each IRZ is tailored to its area and species affected.</p> <p>Paragraph 6.4 – The wording in this paragraph is incorrect and must be changed. Please use the wording under Regulation 63 of the Conservation of Habitats and species regulations to explain the requirements for a HRA. It is the competent authorities responsibility to produce the HRA however, it is the developer's responsibility to provide sufficient information so that the Local Planning Authority can produce their HRA. Sometimes developers produce a shadow HRA to assist the LPA. If the LPA agrees with this</p>	Corrections to text requested	Text will be corrected

	<p>Shadow HRA they can adopt it as their own.</p> <p>Natural England is a statutory consultee on all Appropriate Assessments.</p> <p>For more challenging developments, NE provide a charged Discretionary Advice Service (DAS). This service provides non-statutory advice related to development proposals. Details of this service can be found on the Natural England website.</p> <p>Q6. We would always recommend the use of our Impact Risk Zones. These IRZs can be used to screen whether the planning application or site allocation is likely to have an impact. The IRZ dataset can be downloaded for use on any GIS system or viewed via magic maps. Further information and guidance on how to access and use the IRZs is available on the Natural England website.</p>		
<b>Section 7 Information for Homeowners</b>			
CAPOW John Rowson	Page 17 Agreed	No Change	Support noted
John Leadbeater	<p>Question Page 17 Answer: Yes but it sounds rather weak</p> <p>Mr Leadbeater then answered Yes to all of the questions in the document apart from number 10 which was left unanswered.</p>	No specific change requested	This approach to Environmental Education of residents of new dwellings has proved effective.
Fylde Bird Club	Page 17 Providing Information to New Home Owners about areas protected for their biodiversity in the Local Area - supported	No change requested	Support noted
Lancashire Wildlife	Support for leaflets and ranger service. This approach	Include	Text will be included.

Trust	<p>should be broadened to include what residents could do with their own gardens or shared communal space on new developments. This could be funded by developers Community Social Responsibility Fund.</p> <p>7Q Yes LWT do broadly agree with this approach to managing recreational pressure.</p>	additional text on gardens and communal space.	
Natural England	Yes, but this is only one form of mitigation, all mitigation options should be kept together in Section 4. Natural England are currently working on what packs should contain and can help with this.	Include this with other mitigation.	All mitigation methods will be included in one section although they will be split into mitigation in general and mitigation in relation to the International and European Sites.
<b>Section 8 Permitted Development</b>			
CAPOW John Rowson	Page 18 Agreed subject to there being any biodiversity left once developers have finished!	No specific change requested	Comment noted
Fylde Bird Club	<p>Page 18 Permitted Development and Best Practice</p> <p>Barn conversions is our biggest concern, planning permission is not necessary, however any works effecting breeding birds is in breach of the Wildlife and Countryside Act 1981(as amended). Reference should also be made to Designing for Biodiversity' Gunnel, Murphy, Williams ISBN 9781859464915 published by the RIBA. Specific detailing is shown in this book of how Barn Owl Areas can be built directly into the barn conversion.</p>	Reference should be made to the Wildlife and Countryside Act 1981 and Designing for Biodiversity	The Council will write this into the SPD
Lancashire Wildlife Trust	8Q LWT agree that the SPD should set out best practice with respect to permitted development.	No change requested	A section on permitted development will be included
Natural England	8Q Yes, to raise awareness of easy ways to improve	No change	Support noted

	biodiversity within developments.	requested	
<b>Section 9 Prior Notification and Prior Approval</b>			
CAPOW John Rowson	Page 19 agreed subject to prevention of unapproved use of property which contains local wildlife (except rats!) Such usage should require immediate enforcement and prohibition – but it doesn't.	No change requested	Comment noted
Fylde Bird Club	Page 19 Prior Notification and prior Approval for Demolition consents.  We agree that the SPD should set out best practice and again reference should be made to any disturbance of nesting and breeding birds and the Wildlife and Countryside Act 1981(as amended).	Reference should be made to the Wildlife and Countryside Act 1981	The Council will write this into the SPD.
Lancashire Wildlife Trust	9Q LWT agree that the SPD should set out best practice with respect to Prior Notification.	No change requested	Support noted
Natural England	No Comment		
<b>Section 10 Nationally Significant Infrastructure Projects</b>			
CAPOW John Rowson	Page 20 No information is available for the effect of fracking (released gases, tremors, spills and polluted waterways) on wildlife surrounding fracking sites. This needs to be considered.	SPD to cover fracking	Fylde Council is not the Local Planning Authority for fracking, therefore SPDs will not cover fracking.
Lancashire Wildlife	10.Q The approach seems reasonable given that the	No change	Support noted

Trust	resultant development impacts will be felt at a local level.	requested	
Natural England	We agree with this approach and have no further comments to make.	No change requested	Support noted
<b>Section 11 Lytham St Annes – pressure on the Dunes</b>			
CAPOW John Rowson	Page 21 No comment this applies to Lytham St Annes.	No change needed	Comment noted
Fylde Bird Club	<p>Page 21 Sand Dune Management as the population of Lytham St Annes grows.</p> <p>Any new development in Lytham St Annes should make a contribution to the ranger service. Zoned off areas, the Ranger Service and actively managing the dunes will increase breeding success for wildlife and plants.</p>	Additional wording	The former Pontins Site has planning permission and mitigation for that site has been agreed. New development must have a direct impact in order for it to have to provide mitigation. Not all new development in Lytham St Annes will have an impact on the Sand Dunes therefore it is not possible to write this into the SPD.
Lancashire Wildlife Trust	11.Q Yes but there is a need to manage the dunes into the future, beyond the current period for which funding is secured (EA and Pontins s106 monies).	No change to SPD	<p>The Council is aware that the Sand Dunes will always need management, the funding for this is an on-going financial commitment and is not a matter for this SPD.</p> <p>If development is demonstrated to have a direct impact, then one way of dealing with this could be a contribution to the Ranger Service. However, most developments will not have a direct impact therefore this is not necessarily a long term solution.</p> <p>This could be progressed through Community Infrastructure Levy (CIL). The Council could add Biodiversity Mitigation Projects to its 123 list. The CIL test does require there to be direct impacts.</p>

Natural England	Yes, we support this approach, which could also provide mitigation against recreational disturbance issues.	No change requested	Support noted.
Environment Agency	It should be added that the coastal dunes also function as a soft natural flood defence in addition to biodiversity provision.	Text added about the flood defence value of the dunes	The Flood defence function of the dunes will be added.
<b>Section 12 Nature Improvement Areas</b>			
CAPOW John Rowson	Page 22 We agree	No change requested	Support noted.
Fylde Bird Club	Nature Improvement Areas we fully support this concept	No change requested	Support noted.
Lancashire Wildlife Trust	12Q. It is fine to have an aspiration to have Fylde NIA however, the Fylde Peninsula should be looked at as a whole, given its bird importance and the interchange between SPA's and feeding-roosting areas across four local authority areas. Similarly, mobile species using wetland networks such as water vole, otter and great crested newts.	Additional text to explain that NIA should consider whole Fylde Peninsula.	Text will be included
Natural England	Agree with the approach	No change needed	Support noted
<b>Section 13 Biological Heritage Sites</b>			
CAPOW	Page 23 No	No change	Comment noted

John Rowson		requested	
Fylde Bird Club	Page 23 Lack of up to date surveys for Biological Heritage Sites – Fylde Bird Club has a vast historical database populated by members inputting regular sightings across the whole borough, they can check their databases and provide relevant information for an agreed fee.	No change requested	Offer of assistance noted
Lancashire Wildlife Trust	13Q The SPD could require applicants to submit an up-to-date survey with any application that directly affects or adjoins a BHS. This could be done by strengthening the approach in section 6.	Amendments to the SPD which commit developers to surveying BHS affected by development and providing the appraisals to LERN.	The Council agree, a baseline survey of the BHS should be carried out to reveal the sites current condition. Then an assessment of whether a BHS will be directly affected will be carried out. If an impact is predicted an assessment will be requested from the developer.
Natural England	Fylde Council could approach local universities and Myerscough Agricultural College to see if a review could form part of a student's research.  The Council could also consider working with the Wildlife Trust as part of the Biodiverse Society project to encourage volunteers to help.	No change requested	Suggestions noted
<b>Section 14 Parks and Coasts Design Guide</b>			
CAPOW John Rowson	Page 24 Often management of such areas is either left to owners or management companies. Provided that notice is taken of guidance then we agree.	No change requested	Support noted



Fylde Bird Club	Page 24 Parks and Coast Design Guide Parks and Coast Design Guide – we agree that developers should be made to adhere to prescribed standards within the SPD.	Incorporate text in the SPD requiring developers to adhere to the Parks and Coast Design Guide.	The Parks and Coast Design Code is a Council Document which is mainly aimed at the Council itself, with respect to ensuring that signage, furniture etc is of a consistent design. However, it would be useful if developers who are providing Public Open Space also adhere to this code.
Lancashire Wildlife Trust	<p>14Q. <b>Planting</b> – we would like the SPD to emphasise the issue of appropriate species choice (native to the locale) and local provenance stock. This is especially important in a coastal setting where inappropriate species will either fail or worse still spread to become invasive. Many of the Dunes Project problems with invasive non-native species stem from past introductions in particular Japanese Rose which is a frequent landscaping scheme choice. Japanese Rose can spread by up to 25% per annum.</p> <p><b>Local stock</b>, again on the dunes, the Dunes Project have started to use Marram plants grown from seed collected on the dunes. Lyme Grass will be needed as we get closer to the tidal limit as it can survive periodic inundation by sea water, locally derived seed stock will be adapted to survive on Fylde's dunes and in the local climate.</p>	Additional text needed	The Council will include additional text
Natural England	14Q Answer Yes		Support noted
<b>Section 15 Swifts</b>			
CAPOW John Rowson	Page 25 We agree with this Swift conservation- if it works. It should be tested. In rural Fylde bats, owls and hares are coming under constant pressure by development.	No change requested	Support noted

Fylde Bird Club	Page 25 Raise awareness of the decline of Swifts. We fully support the concept of raising awareness of Swifts in Fylde and the RSPB approach. Farmland birds such as Yellow Hammer and Corn Bunting are declining in Fylde, seed strips, headlands, uncropped field margins, undrained wet areas and broad hedgerows should all be encouraged in the SPD.	Incorporate text about farmland birds and habitat.	<p>The Council will include a section called Enhancement of Development Sites which includes a list of examples which can be required by planning decisions where the evidence demonstrates that there is a need e.g. nest boxes for swifts and owls.</p> <p>The planning decisions cannot usually influence farming practices unless they require an area of farmland managed for birds e.g. the farmland conservation area at Lytham St Annes. However, this area is managed as mitigation for loss of the Queensway site and it is managed for birds associated with the International and European Sites such as Pink Footed Geese and Whooper swans. It will not be possible to include text in the document requiring farming practices to be modified for farmland birds in general.</p>
Lancashire Wildlife Trust	15Q. Swifts aside Fylde is important for both its SPA birds and farmland arable species further inland as well as at Newton Marsh SSSI and it's Black Tailed Godwits. The Lancaster RSPB office will be able to provide the latest information on bird conservation priorities in Fylde/Ribble & Alt Estuary SPA.	Incorporate text about farmland birds and habitat.	The Council will amend the SPD accordingly.
Natural England	Yes we agree with this approach. The Council could also consider rare arable plants and traditional orchards.	Additional text requested	If rare arable plants or traditional orchards were identified during an Ecological Survey, the survey would have to consider the impact of any proposed development upon them.

## DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	PLANNING COMMITTEE	27 FEBRUARY 2019	5
<b>DRAFT AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT</b>			

### PUBLIC ITEM

This item is for consideration in the public part of the meeting.

#### SUMMARY

The Draft Affordable Housing Supplementary Planning Document (Appendix 1) is presented here for members' agreement, prior to further work and sustainability appraisal. The Affordable Housing SPD gives the Council support in its implementation of Policy H4 of the Local Plan, by requiring prior engagement with affordable housing Registered Providers in advance, requiring certain matters detailed in an Affordable Housing Statement to be submitted with a planning application, and providing detailed guidance on the calculation of discounts for Discount Market Sales Housing and for the calculations for the contributions required where affordable housing is to be provided off-site.

The results of the previous round of public consultation and how these have been incorporated are set out in the Summary of Representations, which is also provided for members (Appendix 2).

Officers will continue to work on the draft SPD and sustainability appraisal will be carried out. The draft SPD will then be put out for consultation, members will have a further opportunity to consider the SPD later in the year in the light of any comments received as a result of the consultation exercise subject of further work and sustainability appraisal. A final version will be presented to members later in the year and prior to the final consultation.

#### RECOMMENDATIONS

1. That the results of the consultation into the Affordable Housing SPD (Scoping) as set out in the Summary of Representations (Appendix 2) be noted.
2. That the Draft Affordable Housing Supplementary Planning Document (Appendix 1) be approved for further work and Sustainability Appraisal prior to being issued for public consultation.

#### SUMMARY OF PREVIOUS DECISIONS

14<sup>th</sup> November 2018 Planning Committee approved the Affordable Housing SPD Scoping document for public consultation.

10<sup>th</sup> September 2018 Planning Committee approved the LDS 2018 which states that the Council will commence work on four Supplementary Planning Documents. These are the Affordable Housing, Good Design, Healthy Living and Biodiversity SPDs.

CORPORATE PRIORITIES	
Spending your money in the most efficient way to achieve excellent services ( <b>Value for Money</b> )	✓
Delivering the services that customers expect of an excellent council ( <b>Clean and Green</b> )	✓
Working with all partners ( <b>Vibrant Economy</b> )	✓
To make sure Fylde continues to be one of the most desirable places to live ( <b>A Great Place to Live</b> )	✓
Promoting Fylde as a great destination to visit ( <b>A Great Place to Visit</b> )	✓

## REPORT

1. Supplementary Planning Documents (SPDs) provide greater clarity as to the requirements of Local Plan policies for specific situations or types of development. SPDs may not make policy, but rather provide guidance on the application of the policies contained in the adopted Fylde Local Plan to 2032.
2. The Affordable Housing SPD is proposed to be one of the initial suite of four SPDs produced to support the policies of the recently-adopted Local Plan. The Affordable Housing SPD is considered necessary for a number of reasons:
  - To prevent disagreements about the tenures of affordable housing that are required;
  - To provide clarity for cases where occupancy restrictions should be applied to a parish or ward, for how long should those restrictions be applied when letting;
  - To prevent affordable housing within developments being of poor quality, segregated, poorly designed, poorly located or not provided;
  - To prevent disagreements as to whether off-site provision will be acceptable;
  - To provide a detailed framework where a developer wishes to challenge the requirement for affordable housing on a site on grounds of viability;
  - To prevent a failure to engage with the Council by developers prior to submission of an application;
  - To prevent negotiation of S106 agreements becoming prolonged;
  - To determine the level of discount required for discounted market sales housing;
  - To promote the supply of a range of affordable home sizes including some larger units; and
  - To promote innovative affordable housing products.

### Previous consultation

3. The first stage of producing an SPD is to consult on what the SPD should contain, termed a “scoping” consultation. The results of the consultation are set out in the Summary of Representations (Appendix 2). There were 13 responses 6 of which were no comment.
4. Consultation on the scope of the SPD was undertaken between 22nd November 2018 and 3rd January 2019. The Statement of Consultation in Appendix 2 to this report illustrates the results of that consultation, and how the issues and comments raised have been addressed in the development of this SPD.
5. The principle of bringing forward the SPD had broad support in the consultation. Certain proposed requirements in relation to the contents of the Affordable Housing Statement and the need for early engagement with developers were not supported by some developers, but the Council considers that these are essential for the application of Local Plan policy. The proposed requirement for early production of Section 106 agreements was not supported by developers and there were reservations from some Registered Providers, and this requirement has been removed, following consultation with the Council’s legal department. Other initiatives in the document, particularly for the calculation of off-site contributions and the discount level for discount market sales housing, were widely supported.
6. The Council response column in the Statement of Consultation includes reference to how the SPD has been changed in response to comments made.

## **The Draft SPD**

7. The Draft Affordable Housing SPD begins with an introduction and a review of policy and guidance. Relevant policy includes the adopted Local Plan, in particular Policy H4, the Neighbourhood Plans, the National Planning Policy Framework and several sections of the national Planning Practice Guidance.
8. The draft SPD considers the range of affordable housing tenures in Section 3. The draft SPD is not prescriptive in the tenure mix required, instead cross-referring to the Council's Affordable Housing Policy, which allows for flexibility over time in response to changing national policy, local need and deliverability for Registered Providers.
9. Section 4 sets out the requirement for affordable housing and how any exceptions to the requirement should be justified by the applicant.
10. Pre-application discussion is considered in Section 5, and is strongly encouraged. The Council will be introducing the requirement for an Affordable Housing Statement, and Section 5 and its related Appendices 2 and 3 set out what this should contain for different types of planning application.
11. Section 6 of the draft SPD sets out requirements for the size, type of affordable housing to be provided. It also provides some particular design points relating specifically to affordable housing, and specifies how affordable housing should be distributed within development sites.
12. Section 7 and its related Appendix 5 set out the way in which contributions for off-site provision of affordable housing must be calculated, in the exceptional circumstance that such provision is agreed by the Council to be acceptable.
13. Section 8 details the allocation policy of the Council that must be incorporated into the Affordable Housing Statement and S106 agreement,
14. Matters relating to viability appraisal, where an applicant wishes to justify reduced provision, are considered in Section 9.
15. Arrangements for producing legal agreements/undertakings are detailed in Section 10.
16. The Appendices to the Draft SPD will be provided as updates to this report.
17. The Affordable Housing SPD should result in more certainty in the delivery of affordable housing, faster decision-making and more certainty for applicants, by providing greater clarity as to the Council's requirements.

## **Next steps**

18. Officers will continue to work on the SPD and Sustainability Appraisal will be carried out. The draft SPD will then be put out for consultation; members will have a further opportunity to consider the SPD later in the year in the light of any comments received as a result of the consultation exercise.

IMPLICATIONS	
Finance	Contributions realised through Section 106 agreements will provide potential funding for future affordable housing projects where off-site provision is agreed by the Council Decisions to release s106 developer contributions in respect of any future schemes will be taken by Council or the Finance and Democracy Committee in accordance with the Council's financial regulations.
Legal	The SPD will undergo consultation in accordance with Regulations 12 and 13 of The Town and Country Planning (Local Planning) (England) Regulations 2012
Community Safety	None
Human Rights and Equalities	The Affordable Housing SPD is intended to augment the supply of affordable housing which will improve access to accommodation for disadvantaged individuals and families.
Sustainability and Environmental Impact	The Affordable Housing SPD promotes sustainable forms of development
Health & Safety and Risk Management	None

LEAD AUTHOR	CONTACT DETAILS	DATE
Eddie Graves	Eddie.graves@fylde.gov.uk 01253 658419	February 2019

BACKGROUND PAPERS		
Name of document	Date	Where available for inspection

**Attached documents:**

Appendix 1: Fylde Council Draft Affordable Housing Supplementary Planning Document (February 2019)

Appendix 2: Summary of Representations Received on the Affordable Housing Supplementary Planning Document (SPD): Scoping Consultation





# Affordable Housing

Supplementary Planning Document  
(Draft)

February 2019





## Contents

Consultation information and how to respond	4
1. Introduction	5
2. Policy and Guidance Review	7
3. Tenures of Affordable Housing for Fylde	11
4. The Amount of Affordable Housing Required	14
5. Pre-application Engagement and the Affordable Housing Statement	16
6. Size, Type, Design and Distribution of Affordable Housing	18
7. Off-site Contributions	21
8. Allocation Policy	22
9. Viability appraisal	25
10. Legal agreements and undertakings	26
11. Decision-taking, implementation and monitoring	27
12. Glossary	28
13. References and further sources of information	30

## Appendices

1. List of Affordable Housing Registered Providers in Fylde
2. Affordable Housing Statement Template: Outline Applications
3. Affordable Housing Statement Template: Full/Reserved Matters Applications
4. Discount Applicable for Discount Market Sales Housing
5. Calculation of Contributions Required for Off-Site Affordable Housing

## **Consultation Information**

This draft Supplementary Planning Document (SPD) on Affordable Housing has been prepared following input from stakeholders at the earlier Scoping consultation. Councils are required to consult on a draft SPD before it is adopted (Regulation 13 of the Town and Country Planning (Local Planning) (England) Regulations 2012). This consultation therefore invites representations on the Draft Affordable Housing SPD. The Draft SPD is accompanied by the Summary of Representations, as also required by Regulation 13. The Summary of Representations sets out the results of the earlier consultation of November 2018 to January 2019 on the scope of the SPD, and how the comments made have informed the preparation of the document.

This consultation runs from XXX 2019 to YYY 2019 (4 weeks).

## **How to Respond**

Responses should comment on the specific content of the SPD, preferably making reference to paragraph numbers and including recommendations as to how the document should be altered. The Council's preference is for responses to be sent by email to [PlanningPolicy@fylde.gov.uk](mailto:PlanningPolicy@fylde.gov.uk). Alternatively they may be sent by post to Planning Policy, Fylde Council, Town Hall, St Annes Road West, Lytham St Annes, Lancashire FY8 1LW.

## 1. Introduction

- 1.1 Supplementary Planning Documents (SPDs) provide further detail and guidance in relation to policies and proposals within the Development Plan, in this case the Fylde Local Plan to 2032 which was adopted by the Council on 22<sup>nd</sup> October 2018. The main objective of the SPD is to provide greater detail with respect to the requirement for affordable housing on development sites and other issues relating to the provision of affordable housing. It seeks to provide clarity to applicants as to the requirements for an application in respect of this subject.
- 1.2 Additional issues raised through the Consultation on this document will be reviewed by the Council and considered for inclusion within the final document for adoption. Whether or not additional issues are included will reflect consideration of the evidence in relation to those issues and whether they can be addressed by the Affordable Housing SPD.
- 1.3 The context of the Borough of Fylde means that the provision of affordable housing is critical in delivery of sustainable, mixed communities within Fylde. Fylde has higher house prices than generally elsewhere in the North West region or the Fylde Coast sub-region. Although incomes are typically higher than the region and sub-region also, the affordability ratio is high at 5.74, meaning that the median property ranked by price costs 5.74 times the median gross annual income (of those working in the borough). The housing stock profile is slightly larger than average, with a limited supply of smaller, lower value homes suitable for first-time buyers.
- 1.4 The Local Plan, adopted in October 2018, provides the principal planning framework that applies under planning law across the Borough of Fylde. This SPD is written in support of the policies contained in the Local Plan, in particular the Affordable Housing policy H4, to provide further detail on the application of the policies of the Local Plan. Section 2 of this document explains more fully the relevant policies of the Local Plan and other policy and guidance to which the Council must have regard in producing this document.
- 1.5 The current total stock for Registered Providers in April 2018 is 3,248 units, 619 of which have been built under a S106 agreement where sites are 10 units or more and there is a requirement to provide 30% affordable housing. Over the past two years Fylde has seen a growth in affordable housing provision across all tenures. In 2017/18 133 units of affordable housing were enabled (103 affordable rented and 13 shared ownership). In 2018/19 up to the end of Quarter 2 the Council has enabled to date 128 units (100 affordable rented, 13 discount market sale and 15 shared ownership).
- 1.6 There are currently ten registered providers of affordable housing with stock in Fylde; Accent Housing Trust, City West Housing Trust, Community Gateway Association, Great Places Housing Association, Manchester and District Housing Association with affordable and Independent Living Stock, Muir Group, Progress Group with affordable and independent living stock, Places for People, Regenda and YMCA.
- 1.7 The need for affordable housing in Fylde is quantified in the Fylde Coast Strategic Housing Market assessment (SHMA). The provision of affordable housing in order to contribute to meeting the needs identified, is an element of Strategic Objective 1 of the Fylde Local Plan to 2032. The SHMA (including its Addenda) identified a high level of affordable housing need in

the Borough, of 249 affordable homes per annum for the remainder of the plan period SHMA Addendum 1, 2014).

- 1.8 The main settlements of St Anne's, Lytham, Kirkham, Wesham, Warton and Freckleton are surrounded by rural settlements of Newton, Staining, Wrea Green, Elswick, Singleton, Weeton, Clifton, and Singleton. The Local Plan concentrates new development in four strategic locations: Lytham/St. Anne's, Kirkham/Wesham, the Fylde-Blackpool Periphery and Warton, with a limited amount of development in the other settlements. Affordability in the rural areas of the Borough is a particular issue, and it is therefore important that affordable housing needs are met in those locations.
- 1.9 It is therefore considered important by the Council that the affordable housing policy H4 of the Local Plan is supported by detailed guidance in order to ensure delivery of the maximum amount of quality affordable housing for the Borough.

#### **Results of the Scoping Consultation**

- 1.10 Consultation on the scope of this document was undertaken between 22nd November 2018 and 3rd January 2019. The Statement of Consultation that accompanies this SPD illustrates the results of that consultation, and how the issues and comments raised have been addressed in the development of this SPD.
- 1.11 The principle of bringing forward the SPD had broad support in the consultation. Certain proposed requirements in relation to the contents of the Affordable Housing Statement and the need for early engagement with developers were not supported by some developers, but the Council considers that these are essential for the application of Local Plan policy. The proposed requirement for early production of Section 106 agreements was not supported by developers and there were reservations from some Registered Providers, and this requirement has been removed. Other initiatives in the document, particularly for the calculation of off-site contributions and the discount level for discount market sales housing, were widely supported.
- 1.12 The Council response column in the Statement of Consultation includes reference to how the SPD has been changed in response to comments made.

## 2. Policy and Guidance Review

- 2.1 This section provides an overview of the policy and guidance documents, and some more general reference documents, that inform this SPD. The range of documents includes formal Development Plan Documents and national policy documents, non-planning documents that have relevance, best practice documents and existing non-statutory documents produced by the Council.

### **Fylde Local Plan to 2032**

- 2.2 The Fylde Local Plan to 2032, adopted October 2018, together with the Joint Lancashire Minerals and Waste Core Strategy DPD 2009 and the Joint Lancashire Minerals and Waste Local Plan Site Allocations and Development Management Policies DPD, plus the Bryning-with-Warton Neighbourhood Development Plan and the St. Anne's on the Sea Neighbourhood Development Plan for those designated Neighbourhood Areas, form the statutory Development Plan for Fylde.
- 2.3 Policy H4 of the Local Plan requires all market housing schemes of 10 or more homes to provide 30% affordable housing. In the rural settlements this will be primarily to meet local needs. The presumption is that affordable housing will be provided on the application site. The tenure of affordable homes will be negotiated on a case-by-case basis, having regard to the viability of individual sites, local need and other Local Plan policies. Stipulations are made about the size and type of affordable housing, and requirements for supporting evidence in the event that the applicant wishes to justify reduced provision of affordable housing on the grounds of viability.
- 2.4 Policy H2 of the Local Plan specifies the mix of dwellings required on development sites. It requires a broad mix of types and sizes of home, suitable for a broad range of age groups, on all development sites. The mix should provide for the requirements in the SHMA or any future housing needs assessments. Some specific requirements are added relating to the sizes of home. Whilst Policy H2 relates to all types of housing, the mix of affordable housing on development sites will combine with the market housing mix to provide the overall mix on any site, which will need to comply with this policy.
- 2.5 Policy INF2 states that the Council will require contributions from development to mitigate impact on infrastructure, services and environment, and that this may include affordable housing.
- 2.6 Policy GD7 sets out design requirements for all types of development. It requires a consistently high standard of design and provides a series of considerations in respect to design. Affordable housing is not mentioned specifically, as this is a policy applying to all types of development.
- 2.7 The Fylde Local Plan to 2032 was published and submitted for Examination in Public before the production of the new National Planning Policy Framework (2018) (the Framework) (see also the section below). It has been examined under the transitional arrangement set out in paragraph 214 of the Framework, whereby it is considered, for the tests of soundness, against the 2012 Framework. The glossary of the Local Plan includes a definition of affordable housing which derives from the 2012 Framework. However, paragraph 213 of the

2018 Framework states that due weight should be given to Local Plan policies dependent on their consistency with the 2018 Framework. The glossary definition of affordable housing contained within the Local Plan is out-of-date, but this does not undermine policies H4 and INF2, as reference to affordable housing in these will henceforth need to be interpreted according to the definition in the Framework (2018).

- 2.8 Although these policies are being highlighted as being particularly relevant to affordable housing, the plan should be read as a whole and other policies and supporting text will be relevant.
- 2.9 Supplementary Planning Documents may not make policy, but must reflect policy that exists, then provide further explanatory detail. The Affordable Housing SPD therefore primarily reflects Local Plan Policies, in particular Policies H4 and INF2, as they are the relevant statutory development plan policies for Fylde.

#### **Fylde Council Affordable Housing Policy**

- 2.10 The Council's Affordable Housing Policy sets out the Council's position on affordable housing provision at any particular time. Updated when necessary, it sets out the Council's overall objectives for the delivery of affordable housing. In particular, it sets out the Council's preferred tenure mix on sites providing affordable housing as operative at that time. It also sets out the Council's policy for eligibility for affordable housing.

#### **St Anne's on the Sea Neighbourhood Development Plan**

- 2.11 The St Anne's on the Sea Neighbourhood Development Plan was made on 24<sup>th</sup> May 2017. Policy DH1 requires the design of all new development to have regard to the principles contained within the St Anne's Design Guide. Policy HOU1 supports housing developments on previously developed land and within the settlement boundary; Policy HOU2 provides criteria for developments of flats and HMOs; Policy HOU3 relates to retirement accommodation; Policy HOU4 sets out specific requirements regarding the design of housing development.

#### **Bryning with Warton Neighbourhood Development Plan**

- 2.12 The Bryning with Warton Neighbourhood Development Plan was made on 24<sup>th</sup> May 2017. Although there are no policies within the Bryning with Warton Neighbourhood Development Plan that are directly relevant to affordable housing, it is part of the statutory development plan and due regard must be given therefore to its policies within its defined area.

#### **National Planning Policy Framework**

- 2.13 The National Planning Policy Framework (July 2018) (the Framework) was published on 24<sup>th</sup> July 2018. It supersedes the previous version of the Framework, published in 2012.
- 2.14 Paragraph 20 of the Framework requires that strategic policies make sufficient provision for housing including affordable housing. Paragraphs 39-42 encourage pre-application discussion including in relation to affordable housing. Paragraphs 43-44 recommend that applicants discuss the information requirements for the application in advance and states that local planning authorities should publish a list of their information requirements, which should be the minimum needed to make decisions. Paragraph 56 allows planning obligations to only be sought where they are necessary to make the development acceptable, directly related to the development and fairly and reasonably related in scale and kind to the

development. Section 5 of the Framework concerns the specific issue of the supply of homes. Paragraph 61 requires that the size, type and tenure of housing needed for different groups in the community be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes). Paragraph 62 requires that the type of affordable housing prescribed be identified in planning policies and that it normally be met on site. Paragraph 63 states that affordable housing should only be required for major developments apart from designated rural areas, and that the amount required should be reduced where vacant buildings are to be reused or redeveloped. Paragraph 64 states that 10% of major developments should be available for affordable home ownership. Exceptions to the requirement would be for 100% build-to-rent schemes, specialist accommodation e.g. for the elderly or students, for custom- and self-build homes or where the scheme is a 100% affordable housing exception site. Paragraph 204 states that planning obligations should only be sought where they meet all of the following tests: necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development. Paragraph 205 states that obligations should take account of changes in market conditions over time and, wherever appropriate, be sufficiently flexible to prevent planned development being stalled.

- 2.15 Annex 2 of the Framework is the Glossary, and this provides the Government's definition of affordable housing. This is significantly altered from the previous Framework. The definition is considered further elsewhere in this document.

#### **Planning Practice Guidance (PPG)**

- 2.16 Planning Practice Guidance (PPG) is produced by government in support of the policy provided in the Framework. The majority of the current PPG dates from 2014, and is likely to be subject to updates in the near future to reflect the new Framework.

#### **Housing Needs Assessment PPG**

- 2.17 Identifying the Needs for Different Types of Housing, Paragraph 020 Reference ID 2a-020-20180913, states that the need for housing for particular groups of people may well exceed, or be proportionally high in relation to, the overall housing need figure calculated using the standard method. This is on the basis that the needs of particular groups will often be calculated having consideration to the whole population of an area as a baseline as opposed to the projected new households which form the baseline for the standard method. When producing policies to address the need of specific groups strategic policy-making authorities will need to consider how the needs of individual groups can be addressed within the constraint of the overall need established.
- 2.18 Affordable Housing, Paragraphs 021 Reference ID 2a-021-20180913 to 027 Reference ID: 2a-027-20180913, state that all households whose needs are not met by the market can be considered in affordable housing need. The considerations involved in calculating affordable housing need are detailed, involving assessments of the current number whose needs are unmet, together with projections of the likely number of newly forming households whose needs are likely to be unmet. This section then sets out how the current affordable housing supply should be assessed. The total needs, having subtracted stock, then should be

converted into an annual flow based on the plan period. The affordable housing need can then be considered in the context of the likely delivery through new development sites, taking account of the probable proportion of affordable housing to be delivered by market housing-led developments.

**Before submitting an application PPG**

- 2.19 Paragraph: 005 Reference ID: 20-005-20150326 states that the level of information necessary for effective pre-application engagement will vary depending on the scale and nature of the proposed development; in all cases the level of information requested by the LPA needs to be proportionate to the development proposed.

**Planning Obligations PPG**

- 2.20 Planning obligations policy should be set out in development plans. The relevant tests must be met: necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind. Planning obligations should not normally be a requirement for validation on a local list; if they are, the local planning authority should be able to justify their inclusion in relation to any particular development.
- 2.21 Local planning authorities are encouraged to use and publish standard forms and templates to assist with the process of agreeing planning obligations. These could include model agreements and clauses (including those already published by other bodies), that could be made publically available to help with the planning application process. Any further information required by the local planning authority, or issues raised by the applicant regarding planning obligations, should be addressed at an early stage of the planning application process. Use of model agreements does not remove the requirement for local planning authorities to consider on a case by case basis whether a planning obligation is necessary to make the development acceptable in planning terms.

**Viability PPG**

- 2.22 The viability PPG sets out a methodology that should be adopted for viability assessments. Viability assessments should be undertaken at plan-level; development in accordance with the plan should then be assumed to be viable.
- 2.23 The inputs and findings of any viability assessment should be set out in a way that aids clear interpretation and interrogation by decision makers. Reports and findings should clearly state what assumptions have been made about costs and values (including gross development value, benchmark land value including the landowner premium, developer's return and costs). At the decision making stage, any deviation from the figures used in the viability assessment of the plan should be explained and supported by evidence.
- 2.24 The viability PPG makes reference to a template that the government will be producing to assist with any assessment. However, at the time of writing this is still awaited.



### 3. Tenures of Affordable Housing for Fylde

- 3.1 Affordable housing is defined in the Framework, within Annex 2 (Glossary). The Framework (2018) definition is as follows

**Affordable housing:** *housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:*

*a) **Affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes, affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).*

*b) **Starter homes:** is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.*

*c) **Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.*

*d) **Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.*

#### Tenures of Affordable Housing Required in Fylde

- 3.2 Local Plan Policy H4 states:

*The precise requirements for tenure of affordable homes will be negotiated on a case-by-case basis, having regard to the viability of individual sites, local need and compliance with other policies of the plan.*

- 3.3 This SPD is not prescriptive in relation to the tenures of affordable housing required by the Council. This is to ensure that the Council is able to respond to changing needs, supply

conditions and the needs of registered providers, and to ensure the document does not become rapidly out-of-date.

- 3.4 Tenures of affordable housing required by the Council will be specified and regularly updated in the Council's Affordable Housing Policy. This will reflect the particular circumstances of Fylde, including the strategic level of affordable needs for different types of accommodation and tenure and the tenures that are considered suitable by Registered Providers operating in Fylde. Exceptions to the preferred tenure mix specified in the Council's Affordable Housing Policy will only be permitted where the applicant's proposed tenure mix is supported by a Registered Provider that has agreed with the applicant to be recipient of the proposed affordable housing once completed, and only then where the affordable housing to be provided will fulfil the requirements of Local Plan Policy H4 and will contribute to the fulfilment of the objectives of the Council's Affordable Housing Policy.

#### **Requirement for a Basket of Tenures**

- 3.5 For developments of 50 or more homes, the Council will require a basket of affordable housing tenures to be provided within the site. A mix may also be required on smaller sites, but this will be subject to negotiation, considering issues such as the configuration of the site, its location and affordable housing need locally.
- 3.6 The Local Plan policy H4 states that the tenure mix will be negotiated on a case-by-case basis, having regard to the viability of individual sites, local need and compliance with other policies of the plan. The tenure mix will need to be discussed with the Council in advance of the submission of the planning application, considered below under the section Pre-application Engagement and the Affordable Housing Statement.

#### **Affordable Rent**

- 3.7 Affordable rent should normally be the form of tenure for the majority of affordable homes on development sites; however the Council's specific expectations at any particular time will be set out in the Council's Affordable Housing Policy.
- 3.8 Housing provided for affordable rent will be required to be transferred to a Registered Provider. This may be one of the existing Registered Providers active in Fylde, which are listed in Appendix 1, or an alternative provider proposed by the applicant and approved by the Council.

#### **Discounted Market Sales Housing**

- 3.9 Discounted market sales housing will provide a critical element in the delivery of affordable housing going forward. Government policy as stated in the Framework promotes the provision of discounted market sales housing, making a requirement that at least 10% of all homes on major development sites to be available for affordable home ownership.
- 3.10 However, it is critical that any affordable housing will meet identified affordable housing need, in order for the requirement for such affordable housing to be justified in relation to the tests that a planning obligation must pass, set out in The Community Infrastructure Levy Regulations 2010, regulation 122(2), and reiterated in the Framework. Therefore, it is critical that the resulting discounted market sales homes will be genuinely affordable to those who have been assessed as in housing need.
- 3.11 A standard method of calculating this discount is set out in Appendix 4.

- 3.12 Discounted market sale properties will be marketed by the developer. Those who wish to purchase the properties will be required to fill in an application form that will be passed to the Council for an assessment as to their eligibility.

**Innovative Affordable Housing Tenures**

- 3.13 Innovative affordable housing tenures will be developed where there is the opportunity and where it is accordance with the objectives of the Council's Housing Strategy and Affordable Housing Policy.
- 3.14 Applicants who have a proposal involving innovative affordable housing tenures, where these are in accordance with the Framework, should enter into pre-application discussions with the Council in the first instance.

## 4. The Amount of Affordable Housing Required

- 4.1 The Council requires that developers declare the amount of affordable housing to be provided as part of any planning application for 10 or more net homes, and set out the justification for this amount in their Affordable Housing Statement. The considerations that may be included in this are set out below.

### The Requirement

- 4.2 The requirement for affordable housing provision in Fylde is set out in the Local Plan. Policy H4 requires:

*All market housing schemes of 10 or more homes will be required to provide 30% affordable housing, unless robust viability testing has demonstrated that the cost of the affordable housing provision would prevent the development from being delivered.*

- 4.3 The threshold used in the Local Plan requirement accords broadly with the minimum standard threshold incorporated in the PPG, which states that affordable housing should not be sought on sites that are not major development.
- 4.4 In respect of changes of use, the same requirement will apply, i.e. where the development is for 10 or more homes, 30% affordable housing will be required, except as considered below.
- 4.5 The Local Plan states that there will be a presumption that affordable housing will be delivered on site, in the interests of creating a mix of housing and promotes the creation of sustainable communities. Off-site provision will be acceptable only in such circumstances where the Council considers it to be so. There will be the assumption that such circumstances will be exceptional. Where the Council considers that off-site provision will be appropriate, contributions to provide for this will be payable. The calculation of contributions is considered in Section 8.

### Exceptions to the Requirement

- 4.6 Where the development is a change of use that is permitted development under the General Permitted Development Order, PPG states that affordable housing cannot be sought.
- 4.7 Policy H2 states that where a development provides 100% specialist accommodation for the elderly, affordable housing will not be sought.
- 4.8 Affordable housing will not be sought on development sites (including conversions) for between 1 and 9 homes.

### Legal Agreement

- 4.9 Normally, applicants will be required to commit to the affordable housing provision they intend to provide, through a legal agreement. The purpose of this is to ensure that a planning permission could not be built out without the affordable housing being provided. The amount of affordable housing, and any other details relating to it that are agreed by the applicant in their Affordable Housing Statement, including type, tenure, registered provider and management arrangements etc. should be contained within or cross-referred to within the legal agreement. See also section 11 of this document.

**Reduced Proportion on Viability Grounds**

- 4.10 Matters relating to situations where an applicant claims that a reduced amount of affordable housing should be provided on viability grounds are considered in section 10.

**Effect of Vacant Building Credit**

- 4.11 Paragraph 63 of the Framework states that where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount. Footnote 28 clarifies that this is “equivalent to the existing gross floorspace of the existing buildings. This does not apply to vacant buildings which have been abandoned.” Therefore, the number of affordable homes required will be reduced accordingly on such schemes. Developers will be required to set out how this will affect their development within the Affordable Housing Statement, and to have discussed the matter where applicable with the Council prior to submitting the application.

## **5. Pre-application Engagement and the Affordable Housing Statement**

- 5.1 The Framework strongly emphasises the benefits of discussion between parties at the pre-application stage, and encourages the resolution of issues prior to applications being made.
- 5.2 There are advantages to both developers and to the Council in effective pre-application engagement taking place regarding affordable housing provision. In particular, providing understanding of the information required by the Council will assist applicants.

### **Discussions with Registered Providers**

- 5.3 Applicants and/or their agents will need to make contact with Registered Providers prior to making any planning application, including at outline stage. They will need to establish that the affordable homes they propose to build can be transferred, in the case of affordable rent or other tenures involving Registered Providers, and that the mix of properties will be suitable. The Registered Provider should be agreeable to being a party to the S106 agreement, and to being named on the Affordable Housing Statement to be submitted with the application.
- 5.4 At reserved matters stage or prior to a full planning application being submitted, the applicant will need to have discussed and come to agreement with the Registered Provider over all detailed matters including the individual dwellings to be part of the transfer, specific tenures of specific plots, the phasing of delivery and timings of the transfers, agreement that the Registered Provider will take on the management arrangements, letting and allocation in accordance with Fylde Council's local connection policies.
- 5.5 The Council will require that a single Registered Provider is engaged in relation to all tenures of affordable housing within the scheme where a Registered Provider has involvement. The Council will only consider agreement to this requirement being waived where the Registered Provider which will take on all of the Affordable Rent properties declines to take on properties under other tenures.

### **Discussions with the Council**

- 5.6 The Council believes that engagement by developers with the Council prior to making an application is an essential element in bringing forward a development proposal of an acceptable form.
- 5.7 Discussions will be necessary prior to making an outline planning application in the first instance.
- 5.8 Elements that need to be discussed centre around the amount of housing and affordable housing proposed, the tenure mix of the affordable units, and where the proposal is for a full or reserved matters application, the size, design and distribution of the affordable units within the development. Other matters may also require discussion at that stage.
- 5.9 The Council offers a pre-application discussion service for applicants, to consider outline development proposals and to provide "without prejudice" advice on their planning merits. Applicants are encouraged to use this service in relation to the full range of potential planning issues, in particular regarding affordable housing provision.

- 5.10 Applicants or their agents should contact the Development Management Team at the Council when they are considering preparation of a planning application. They should be prepared to discuss the number and overall mix of affordable housing prior to making an outline application.

### **The Affordable Housing Statement**

- 5.11 The outcomes of the discussion will feed into the Affordable Housing Statement, to be provided by the applicant. It is intended that the Affordable Housing Statement will be a document that applicants will provide with the application when submitted. In providing this at submission, it will demonstrate and reflect the outcomes of the pre-application engagement that has taken place. The Affordable Housing Statement will be part of the Local List of Local Information Requirements which will be required in support of a planning application for 10 or more dwellings or where the site area is greater than 0.5 hectares, in order to be considered valid at receipt by the Council.
- 5.12 The contents of the Affordable Housing Statement will differ dependent upon whether the application is made in outline or is a full or reserved matters application. Where the application is in outline form, the Council will require the following to be covered:
- Registered Provider appointed to take the housing stock and provisions for transfer to them;
  - Number of dwellings and number of affordable dwellings within the development;
  - Tenure including mix of tenures where appropriate;
- 5.13 For a full or reserved matters application, the Affordable Housing Statement should cover the following aspects of provision:
- Registered Provider appointed to take the housing stock and provisions for transfer to them;
  - Number of dwellings and number of affordable dwellings within the development;
  - Tenure including mix of tenures where appropriate;
  - Affordable dwelling size;
  - Distribution of affordable housing within the development;
  - Management arrangements for the completed affordable dwellings;
  - Allocation arrangements;
  - Provision for the recycling of subsidy in the event of the exercise of right-to-buy or the resale of discounted property;
  - A draft S106 legal agreement or a completed and signed Unilateral Undertaking should be submitted as an Addendum to the Affordable Housing Statement, reflecting the above and using the template that will be provided within the SPD.
- 5.14 Templates that should be used to produce an Affordable Housing Statement are provided as Appendices 2 and 3.

## 6. Size, Type, Design and Distribution of Affordable Housing

- 6.1 It is essential, if the affordable homes delivered are to meet the needs of those requiring affordable housing in Fylde, that they are of a size and type which provides suitable accommodation, considering the circumstances of those in need.
- 6.2 Local Plan Policy H2 makes reference to the affordable housing need as detailed in the Fylde Coast Strategic Housing Market Assessment (SHMA). It makes some prescriptions of the types of homes required, based on the SHMA, but then refers to the SHMA or any subsequent housing needs surveys undertaken on behalf of the Council.
- 6.3 Applicants will need to engage with the Council and a Registered Provider, to ensure that the proposed affordable homes will meet the identified need.
- 6.4 The Local Plan provides policy on the design of development generally, and the Council is producing a separate Good Design SPD to provide further detail on design for all types of development. It is therefore not intended to repeat those elements of guidance contained within the Good Design SPD, but rather to highlight design requirements which apply specifically to affordable housing.

### Size and Mix of Types of Affordable Dwellings

- 6.5 The affordable homes to be provided on a development site will contribute to the overall mix of housing on the site, and as such the mix of sizes of the affordable homes provided will need to be chosen so that the affordable housing provision contributes to the overall mix required by Local Plan Policy H2.
- 6.6 The mix of affordable housing to be provided on an application site will need also to reflect affordable housing need. The overall mix should be agreed with the Council at pre-application stage, and supported by an affordable housing provider. At outline stage this will only be necessary if the dwelling unit sizes are specified on the application form.
- 6.7 Affordable housing may be provided in the form of houses, flats, bungalows or other innovative accommodation types as appropriate. However, the type(s) proposed must have been agreed with a Registered Provider (for affordable rent properties or other tenures where involvement of a Registered Provider is required) and with the Council prior to any planning application being submitted, including any outline application. This is to ensure that, once the development is brought forward, the accommodation is suitable for its intended purpose and can be successfully marketed after completion.
- 6.8 Affordable housing must be able to meet the needs of those in affordable housing need. Therefore, the specific accommodation requirements of the individuals or families that are to occupy the units will need to be provided for at the stage of initial development. This means that, for instance, a 2-bedroom dwelling will have to be fit for purpose as a dwelling that can be let to or purchased by people in affordable housing need for a dwelling of that size.
- 6.9 Registered providers consider that the overall size (i.e. floor area) of the affordable dwelling is reflective of the overall number of people that can be accommodated in a dwelling. Accordingly the size of individual dwellings by floor area should be specified for each affordable dwelling proposed, within the Affordable Housing Statement for full or reserved matters applications. The number of bedrooms for each unit must also be specified.



- 6.10 The affordable housing units should normally be at least the following Gross Internal Area (GIA) for the number of bedrooms specified, in order to be considered suitable for the requirements of Registered Providers for a home of the stated size, unless the applicant can demonstrate that the units proposed will meet the declared requirements of a supporting Registered Provider:

Bedrooms	No. of persons	Min GIA m <sup>2</sup>
2	Up to 4	70
3	Up to 5	83

- 6.11 At outline stage the type proposed will be declared descriptively within the Affordable Housing Statement accompanying the application. (e.g. “15 houses and 5 bungalows for affordable rent and 10 flats for discount market sales housing”).
- 6.12 At reserved matters stage the affordable housing units will need to be identified on the site layout plan and on the individual plans and elevations: they must be directly denoted as such on each of the drawings which relate to them and should not require cross referral (e.g. by plot numbers or house types) from some other document).

### Design

- 6.13 Affordable housing design needs to reflect the requirements of Local Plan (and where appropriate, Neighbourhood Plan) Policies in the same way as other parts of the same development, or indeed as any other development.
- 6.14 Below are set out some typical design mistakes with affordable housing that are not considered acceptable. On developments where the features described are present, the affordable housing is likely to be clearly distinctive from the market housing, in contravention of policy.

#### Examples of Affordable Housing Design Mistakes

**Featureless elevations:** dwellings with plain elevations and with standard form windows and doors, resulting in a spartan appearance lacking any distinctiveness

**Prominent bin storage:** bin storage should always be located within private areas, not visible from the street, even when provided on a communal basis for flats.

**Absence of rear access:** a means of gaining external access to the street from the rear of a property other than through the dwelling must always be included.

**Extreme low-cost design:** eaves sharply cut off to be almost flush with the wall face, uniformly plain materials, soil pipes and other services on the front elevation etc

**Absence of soft landscaping:** use of cheap fencing or other excessive hard landscaping to define boundaries at the front, where use of hedging plants or other soft landscaping would

be more appropriate.

- 6.15 Proposals should follow the requirement for a high standard of design set out in Local Plan Policy GD7. For affordable housing some particular examples of this are shown below.
- 6.16 Proposals that fall short of the required standard for the design of affordable housing, even where the design of the remainder of the development is considered acceptable, will be refused.

#### **Good Practice in Affordable Housing Design**

**Blends in to the Development Site:** the affordable dwellings should utilise some of the same design features as the market homes on the site so as to integrate the affordable homes into the development. The development as a whole should respond to the wider local context as required by Policy GD7

**Well landscaped:** effective use of landscaping at the front of dwellings can add character without substantial cost

**Variation:** avoidance of excessive uniformity by varying the design features used between groups of dwellings, use of colour, offsetting, detail features to create homes that are distinguishable from one another

#### **Distribution**

- 6.17 Housing developments should not be “exclusive”: Paragraph 127 of the Framework requires the creation of places that are inclusive. Affordable housing should therefore be distributed within the development so that is clearly integrated into the wider development site, and could not be regarded as separate from it.
- 6.18 Normally the expectation will be for affordable housing to be distributed in several small groups throughout the development site. Such groupings should not result in segregation (i.e. for instance in a cul-de-sac just consisting of affordable housing).
- 6.19 Where the Council has agreed that affordable housing is to be a distinct type from market housing on the site (for instance where it is to be flats, or to be housing designed for the elderly), it should not be located in a segregated part of the site, such as the furthest extremity from the main access; it should be no less visually prominent within the overall street scene than other housing on the site.

## 7. Off-Site Contributions

### When will off-site provision be acceptable?

- 7.1 Policy H4 of the Local Plan is clear on the presumption that affordable housing will be provided on-site:

*“The presumption is that affordable housing will be provided on the application site so that it contributes towards creating a mix of housing. In circumstances where the Council considers that affordable housing would be most appropriately provided off-site, for instance in relation to applications for residential park homes, the Council will require contributions for off-site provision of affordable housing”*

- 7.2 Applicants should discuss affordable housing provision with the Council prior to submitting the planning application. Where an applicant proposes that affordable housing provision should be off-site, this will require discussion with the Council’s planning and housing officers. Only where the Council’s officers have agreed that off-site provision is likely to be acceptable, should a planning application based on affordable housing provision off-site be submitted. Any such advice would be without prejudice to any decision made on a planning application submitted.

### Calculation of Off-Site Contributions

- 7.3 The Local Plan sets out the requirement for off-site provision of affordable housing, where it is considered acceptable. Policy H4 states:

*“the Council will require contributions for off-site provision of affordable housing equivalent in value to the provision of 43% of the number of market homes to be built on site, this being the equivalent of providing 30% affordable housing on-site”*

- 7.4 This will reflect the sale price of the homes on-site. Sale prices of homes vary significantly across the borough for similar properties, being typically higher in the villages than most of the urban areas, and higher in Lytham than for instance Kirkham. Off-site contributions would therefore be a greater amount per home in the higher-price areas.
- 7.5 Appendix 5 sets out the detailed method to be used and provides a template.

## 8. Allocation Policy

- 8.1 It is imperative that affordable housing delivered through the Council's Local Plan policies provides for people in Fylde who are in affordable housing need. Therefore, the entitlement to apply for affordable housing units is restricted to ensure, as far as is practicable, that those provided with affordable housing are people in Fylde in affordable housing need.
- 8.2 The Council, notwithstanding its status as Local Planning Authority and Local Housing Authority, has no control over the allocation of affordable housing unless such control is written into the S106 agreement or Unilateral Undertaking. Ensuring that such controls are sufficient is vital.
- 8.3 The restrictions that the Council will require applied to each tenure are set out below. It will normally be necessary that provisions to ensure that the restrictions are placed, and retained in the future, are contained within the S106 agreement.

### Local connection test

- 8.4 All affordable units are to be rented or sold to people with a local connection as set out in Fylde Borough Council's Area Lettings Plan 2015-16. This will mean that priority will be given to those applicants with a local connection to the borough of Fylde, either through residence or work. Applicants must therefore be able to demonstrate they meet one or more of the following criteria:
- Local residency – they have lived in the local authority of Fylde consecutively for the last three years;
  - Permanent employment in the area of Fylde or offer of permanent employment that is intended to last for at least 12 months;
  - Close family association – has a parent, adult child, adult brother or sister who is living in the area of Fylde and has done for the last 5 years;
  - Applicants who are serving in the Armed Forces and who are either employed or are resident in the area of Fylde; and
  - Former armed forces personnel who had a previous residence in the area of Fylde as a result of a former posting in the area of Fylde within the last 5 years.
- 8.5 Within the rural settlements affordable properties require a local connection to the parish which includes priority for current residence in the parish, family residing in the parish, the need to give or receive care in the parish, or other long standing connection. With new build stock in rural areas enabled under a S106 agreement, where an occupant does not come forward with a local connection to a particular parish the eligibility criteria can open up to a Fylde Borough connection. New build stock delivered under a S106 agreements cannot be let to households outside of Fylde.

### Affordable Rent

- 8.6 People who wish to express an interest in taking up affordable housing in Fylde, register their interest through the MyHomeChoiceFyldeCoast service, a choice-based lettings scheme operated on behalf of affordable housing providers (including Progress Housing who took over Fylde Council's former housing stock) and Fylde, Blackpool and Wyre Councils.

- 8.7 The Council will require affordable housing provided on development sites or through developer contributions, as affordable homes for rent, are allocated through MyHomeChoiceFyldeCoast. It will be a requirement for this to be incorporated in the Section 106 Agreement or Unilateral Undertaking, which will require the agreement of the Registered Provider as well as the Council and applicant.

### **Shared Ownership**

- 8.8 Under the Shared Ownership Affordable Housing Programme (SOAHP) 2016-21 operated by the Homes and Communities Agency (HCA) no shared ownership properties funded under this scheme can be subject to local occupancy restrictions.

### **Discounted Market Sale**

- 8.9 The Council's policy is as follows:

- Must be a qualifying buyer unable to afford a home in their local market. Applicants must not be able to buy a home suitable for their needs within a reasonable travelling distance of their work place, without assistance:-
  - Qualifying purchasers must live, work or have a family connection to Fylde, specifically one of the following must apply but in no particular order:-
  - They are permanently employed in the Borough of Fylde
  - They have been offered permanent employment in the Borough of Fylde
  - Or in the opinion of the Council has some other sufficiently long-standing connection with the Borough of Fylde
  - They have lived in the Borough of Fylde consecutively for the last 3 years
  - Have a close family association (a parent, adult child, brother or sister) who has lived in the Borough of Fylde consecutively for the last five years
- Must be able to demonstrate access to savings or sufficient funds to pay, if required, a deposit (which may be 5% or more of the purchase price), legal fees, stamp duty and other costs of moving.
- Must be able to sustain home ownership in the longer term. Typically applicants will be employed on a permanent contract of employment (there are exceptions for key workers). If self-employed, the applicant must be able to provide accounts for the last 3 years.
- Must occupy the property as their only and principal home.
- Must have a good credit history – if applicants have rent arrears during the last 12 months, are in breach of their current tenancy agreement or have an adverse credit history, which means they are unlikely to be able to sustain ownership, they will not be eligible for the scheme.
- Must take out a first mortgage with a qualifying lender.
- Must be approved by the local authority as being eligible under the scheme for discounted market sale

- 8.10 Applicants for discounted market sale properties will therefore need to approach the developer who in turn will be required to ensure that any potential buyers for discounted market sale properties are assessed for eligibility by the Council before proceeding with the sale.

**Implications for applicants/developers**

- 8.11     Whichever tenure is adopted, it will be necessary to ensure that the allocation policy is specified within the Affordable Housing Statement and secured within the Legal Agreement.

## 9. Viability Appraisal

- 9.1 The Framework stresses the importance of ensuring housing delivery, in order that councils fulfil the national priority to boost significantly the supply of housing. Councils are required to identify sufficient land through their local plans to meet their local housing need. Local plans must be viability tested to ensure that they are deliverable. The Framework strongly stresses that assessment of viability should be undertaken at the plan-making stage.
- 9.2 The Local Plan, adopted in October 2018, was viability tested in accordance with these requirements. The testing identified that the plan as a whole was viable, and the sites allocated were developable in accordance with the policies contained in the Local Plan.
- 9.3 PPG states that there is a presumption that development on development plan allocations will be viable, as the principle will have been tested through the Local Plan examination, as was the case in Fylde. It follows that a challenge to the requirements of the policies of the Local Plan on the grounds of viability will only be justified exceptionally.
- 9.4 PPG states that plans should set out the contributions expected from development; that policy requirements should be clear so that they can be accurately accounted for in the price paid for land; to provide this certainty affordable housing requirements should be set out as a single figure rather than as a range. The Local Plan requirement figure of 30% accords with this guidance.
- 9.5 Where a developer proposes a lower number of affordable homes than the 30% requirement, Local Plan policy H4 requires:
- “robust financially-based justification to be provided by the applicant, demonstrating that the development would be unviable with a higher level of affordable housing than proposed.”*
- 9.6 Since development in accordance with the Local Plan will be taken as viable, PPG states that the developer will be required to demonstrate that the particular circumstances justify the need for a viability assessment at the application stage. This could include where innovative types of development are proposed, unallocated sites very different from those allocated, where additional site costs have become apparent or where the macro-economic environment has significantly worsened.
- 9.7 Where the circumstances do not justify a reappraisal of viability, any viability assessment submitted in support of a planning application can be given limited weight at best.

### Contents of the Viability Appraisal

- 9.8 The PPG prescribes the inputs to any viability appraisal.
- 9.9 The PPG indicates that any Viability Assessment should include an Executive Summary which sets out the headline data in the format of a template, to follow the Government’s data standards. The template will be produced by Government, and was due to be published in Autumn 2018 but has been delayed. In anticipation of the publication of this template, the Council has decided that it should not create its own template for viability appraisal, which could become very quickly inconsistent with that provided by Government.

## 10. Legal agreements and undertakings

- 10.1 Section 106 of the Town and Country Planning Act 1990 provides a mechanism for the provision of affordable housing in connection with the grant of planning permission, through legal agreement.
- 10.2 It is necessary to ensure that, where affordable housing is proposed as part of a development, that the Local Planning Authority retains safeguards to ensure that it is actually delivered, once planning permission is granted. There will be occasions when the Council will accept the use of planning conditions to secure affordable housing delivery: usually this will be only in the most straightforward of cases.
- 10.3 Where the Council considers that the use of planning conditions will be ineffective, open to circumvention, or cannot provide for all of the obligations necessary, the Council will require that applicants enter into a Section 106 legal agreement, or provide a Unilateral Undertaking committing to obligations under Section 106, to ensure a commitment to deliver affordable housing linked to the grant of planning permission.
- 10.4 Where it is necessary to secure provision of affordable housing through legal agreement, it will be necessary for the Council to produce the agreement. The applicant will be liable for the fees to pay the costs incurred by the Council's legal department. The Council's legal department will only commence work on the legal agreement once formally instructed by the applicant. The applicant may do this prior to the Council having resolved to grant planning permission subject to the S106 agreement, but in doing so will be liable for the costs incurred even if the Council then refuses the planning application.
- 10.5 The Council provides templates for legal agreements used to secure affordable housing provision. The templates are updated from time to time and are provided on the Council's website: <http://www.fylde.gov.uk/business/planning/advice/planning-legal-agreements/> The form of the main agreement is standardised and unlikely to require significant alteration; the schedules within the agreement will vary dependant on the nature of the obligations on the developer.
- 10.6 Where an applicant wishes to submit a draft agreement, it must only be produced using the template, it must be submitted in Word format and all changes to the template made by the applicant must be shown using Word's tracked changes facility.
- 10.7 When a draft agreement has been submitted with a planning application, the Council will hold it until the Council's legal department are formally instructed to proceed with further work on it. This instruction will only be accepted subject to confirmation that the costs incurred by the Council's legal department will be paid irrespective of the outcome of the planning application.
- 10.8 The submission of a draft agreement alongside the planning application and instruction to the Council's legal department may prove advantageous to applicants in allowing more rapid decision-making.
- 10.9 The legal agreement will, in most cases, need to make reference to the Affordable Housing Statement, and by virtue of this will link the obligations of the developer to the declared intentions set out within the Affordable Housing Statement.



## 11. Decision-taking, implementation and monitoring

- 11.1 Supplementary Planning Documents may be given weight in decision-making. Although not part of the Development Plan, they provide detailed guidance on the application of policy that is contained within the Local Plan. Therefore, accordance with the SPD helps an applicant demonstrate compliance with development plan policy. Failure to accord with the SPD may demonstrate failure to comply with the development plan policy, and this may justify the refusal of a planning application.
- 11.2 Therefore, the Council will use the SPDs as guidance for determining planning applications, in support of Local Plan policies. It will similarly be used for helping determine whether enforcement action is justified, where development has taken place that is unauthorised.
- 11.3 In addition, the Council will take account of the guidance within the SPD when bringing forward housing projects it will be undertaking, or are undertaken on its behalf.
- 11.4 The Council intends to include the requirement for an Affordable Housing Statement to be on its Local List of information requirements for the validation of a planning application. Where the applicant fails to provide this, or where what is provided does not constitute such a document for the purposes of determining the application, the Council intends that an application will be invalid and will not be processed or determined until this is remedied.
- 11.5 Where the Council considers that a development proposal is in contravention of an aspect of this SPD, the Council will inform the applicant and seek amendments to the application, including the affordable housing statement. It will be necessary for applicants to engage at the pre-application stage in order that the planning application including the affordable housing statement that is submitted will have been subject to officers' advice, and any necessary alterations made.
- 11.6 The outcomes of this SPD will be monitored through:
- The number of affordable homes delivered;
  - The proportion of sites where 30% affordable housing is achieved;
  - Adherence by applicants to the requirements for the content of Affordable Housing Statements;
  - Appraisal of the design quality of the affordable housing within completed developments.

## 12. Glossary

Certain definitions in this Glossary are based on existing National Policy at the time of the production of the document (shown by reference to that document where applicable). However, the definitions should be considered revised in the event that the national policy as shown is revised, superseded or deleted.

<b>Affordable Housing</b>	(Definition from the Framework (2018)): housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions: (see separate entries for Affordable housing for Rent, Starter Homes, Discounted Market Sales Housing, Other Affordable Routes to Home Ownership).
<b>Affordable Housing for Rent</b>	(Definition from the Framework (2018)): meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
<b>Affordable Rent</b>	A class of Affordable Housing for Rent (see separate entry), and complying with all of the restrictions under that definition. Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80 per cent of the local market rent (including service charges, where applicable).
<b>Build to Rent</b>	(Definition from the Framework (2018)): Purpose built housing that is typically 100% rented out. It can form part of a wider multi-tenure development comprising either flats or houses, but should be on the same site and/or contiguous with the main development. Schemes will usually offer longer tenancy agreements of three years or more, and will typically be professionally managed stock in single ownership and management control.
<b>Discount Market Sales Housing</b>	(Definition from the Framework (2018)): is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
<b>Market housing</b>	Housing sold or rented on the open market, without any planning restriction applied by the Council.
<b>Other affordable routes to home ownership:</b>	(Definition from the Framework (2018)): housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at

	least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.
<b>Planning Obligation</b>	A legal agreement entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.
<b>Registered Provider</b>	A body that is registered by Homes England as a provider of social housing (including affordable rent and social rent) under the Housing and Regeneration Act 2008.
<b>Section 106 Agreement</b>	Section 106 (S106) of the Town and Country Planning Act, 1990 allows a Local Planning Authority to enter into a legally-binding agreement or planning obligation with a landowner / developer in association with the granting of planning permission. S106 agreements or planning obligations are a way of addressing matters that are necessary to make a development acceptable in planning terms.
<b>Shared Ownership</b>	A class of affordable housing whereby a share of a home is bought, with the remainder rented through a Registered Provider.
<b>Social Rent</b>	A class of Affordable Housing for Rent (see separate entry), and complying with all of the restrictions under that definition. Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.
<b>Starter Homes</b>	(Definition from the Framework (2018)): is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.
<b>Supplementary Planning Document</b>	Documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.
<b>Sustainability Appraisal</b>	Appraisal of plans, strategies and proposals to test them against the four broad objectives set out in the Government's sustainable development strategy 'A Better Quality of Life: A Strategy for Sustainable Development for the UK', published in 1999.
<b>Unilateral Undertaking</b>	A unilateral undertaking is a legal document made pursuant to Section 106 of the Town and Country Planning Act 1990. This document provides that a developer must make certain payments in the form of planning contributions if they implement a planning permission on the

	land in question.
--	-------------------

### 13. References and further sources of information

Fylde Local Plan to 2032 <http://www.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/adopted-fylde-local-plan-2032/>

National Planning Policy Framework <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Planning Practice Guidance <https://www.gov.uk/government/collections/planning-practice-guidance>

St Annes on the Sea NDP <http://www.fylde.gov.uk/council/planning-policy--local-plan-/neighbourhood-planning/st-annes-sea-town-council-neighbourhood-plan/>

MyHomeChoiceFyldeCoast <https://www.myhomechoicefyldecoast.co.uk/Data/ASPPages/1/30.aspx>

## **Appendix 1: List of Registered Providers Active within Fylde**

**Appendix 2:**

**Appendix 3:**



**Appendix 4:**

**Appendix 5:**



© Fylde Borough Council copyright 2019

You may re-use this document/publication (not including logos) free of charge in any format or medium. You must re-use it accurately and not in a misleading context. The material must be acknowledged as Fylde Borough Council copyright and you must give the title of the source document/publication.

Where we have identified any third party copyright material you will need to obtain permission from the copyright holders concerned.

This document/publication is also available on our website at [www.fylde.gov.uk](http://www.fylde.gov.uk).

Any enquiries regarding this document/publication should be sent to us at the Town Hall, St Annes Road West, St Annes FY8 1LW, or to [listening@fylde.gov.uk](mailto:listening@fylde.gov.uk).

Date: February 2019  
Our Ref: AHSPD

Review Date: February 2019  
Authorised by: Julie Glaister, Planning Policy Manager

**Summary of Representations Received on the  
Affordable Housing Supplementary Planning Document (SPD): Scoping  
Consultation between 22<sup>nd</sup> November 2018 and 3<sup>rd</sup> January 2019**

Consultee	Key text from representation	Changes sought	Council Response
<b>Overall comments</b>			
Highways England	No comments to make		Noted
Natural England	<p>Whilst we welcome this opportunity to give our views, the topic of the Supplementary Planning Document does not appear to relate to our interests to any significant extent. We therefore do not wish to comment.</p> <p>A SPD requires a Strategic Environmental Assessment only in exceptional circumstances as set out in the Planning Practice Guidance here. While SPDs are unlikely to give rise to likely significant effects on European Sites, they should be considered as a plan under the Habitats Regulations in the same way as any other plan or project. If your SPD requires a Strategic Environmental Assessment or Habitats Regulation Assessment, you are required to consult us at certain stages as set out in the Planning Practice Guidance.</p>		<p>Noted</p> <p>Noted</p>
Historic England	At this stage we have no comments to make on [the document's] content		Noted

Equality and Human Rights Commission	<p>The Commission does not have the resources to respond to all consultations, and it is not our practice to respond to consultations on local plans or infrastructure projects unless they raise a clear or significant equality or human rights concern.</p> <p>Local, Parish and Town Councils and other public authorities have obligations under the Public Sector Equality Duty (PSED) in the Equality Act 2010 to consider the effect of their policies and decisions on people sharing particular protected characteristics. We provide advice for public authorities on how to apply the PSED, which is the mechanism through which public authorities involved in the planning process should consider the potential for planning proposals to have an impact on equality for different groups of people. To assist, you will find our technical guidance <a href="#">here</a>.</p>		Noted
Environment Agency	We have no comments to make in relation to this SPD scoping report.		Noted
Canal and River Trust	No comment		Noted

CAPOW	<p>1 There is a need to site affordable housing when there is a ready demand supported by jobs, adequate public transport, facilities and schooling. The far largest part of this demand is in the urban centres and therefore this is where the majority should be built.</p> <p>2 Whilst you mention the higher than average cost of housing on the Fylde but no mention is made of the fact that developers, through the requirement for provision of affordable housing, also charge higher market housing prices and this has a knock-on effect on market prices too.</p> <p>3 With the changes in Government Policy, there is a need to consider whether some provision through FBC borrowing is relevant. This is not contained within the SPD.</p>		<p>Noted</p> <p>Developers can only charge what the market will bear. There is no evidence that the provision of affordable housing inflates house prices.</p> <p>The Council can consider this but such a decision lies outside the scope of the SPD.</p>
Strategic Land Group	It is one of the central challenges for the planning system that enough homes are delivered in order to help tackle the nationwide shortage and affordability crisis. That includes ensuring the delivery of a range of house types including affordable housing. We welcome the proactive steps that Fylde are taking to ensure that this housing is delivered and to provide further guidance on the policies contained within the Local Plan. The following comments are intended to be constructive and to support the council in preparing the Supplementary Planning Document ('SPD').		Noted
<b>Introduction</b>			
Do you agree that the Council should produce a SPD to provide detailed guidance on affordable housing?			

<p>Taylor Wimpey</p>	<p>Taylor Wimpey generally supports the principle of preparing an Affordable Housing SPD which will enable the Council to provide additional supplementary detail to Policy H4 of the Local Plan. It will constitute an important mechanism with which to provide clarity and direction in relation to affordable housing for applicants seeking to deliver residential development within Fylde.</p> <p>As set out in the introduction of the AHSC, the context of Fylde means that the provision of affordable housing is critical in the delivery of sustainable, mixed communities within the Borough. This scoping consultation presents an opportunity to shape the outcome of the Affordable Housing SPD and ensure relevant considerations are addressed.</p> <p>Taylor Wimpey notes that reference to Policy H4 (Affordable Housing) of the Local Plan, and its role in forming the basis of the Affordable Housing SPD, is not clearly set out within the introduction of the AHSC. Policy H4 already provides a detailed starting point for the provision of affordable housing in the Borough and any SPD to be prepared can only provide additional guidance. SPDs are allowed to contain policy, but it must be justified and must not conflict with the adopted development plan. SPD policy cannot supersede development plan policy and is merely a material consideration.</p> <p>It is acknowledged that the document is a scoping exercise and does not represent an adopted SPD in its own right. However, the Council should ensure that the finalised Affordable Housing SPD should clearly state at the outset its direct relation to Policy H4 of the Local Plan, and the role the SPD adopts in support of this Policy.</p>	<p>Noted</p> <p>Noted. Additional paragraph added to the Introduction</p> <p>Agreed. Additional wording included</p>
----------------------	---	--



Progress Housing Group	1. Yes we agree that the Council should produce a SPD to provide detailed guidance on affordable housing.		Noted
Persimmon Homes Lancashire	Persimmon Homes is supportive of the production of an SPD to support the delivery of affordable housing in Fylde borough. The SPD should provide detailed guidance, while ensuring it also offers developers flexibility.		Noted
Great Places Housing Group	<p>Yes, an SPD assists developers and Registered Providers to deliver affordable homes that meet with Fylde Council's aspirations and local policy drivers alongside Local Plan Policies and the government's PPG. The SPD should ensure definitions are clear.</p> <p>It would be beneficial for learning from previous developments to be shared collectively to help inform future agreements i.e. were requirements set in respect of affordable housing delivery that were difficult for the developer or RP to execute and if so, why?</p>		<p>Noted</p> <p>This is a welcome suggestion although it is not considered that it should form part of the text of the SPD.</p>
<b>Vision, Issues and Objectives</b>			
Do you agree with that the SPD should consider the issues above?			

Taylor Wimpey	<p>Whilst Taylor Wimpey acknowledges the statement in the vision that “the amount of affordable housing will be maximised”, Adopted Policy H4 identifies that 30% affordable housing shall be provided on-site, and subject to viability is the starting point.</p> <p>Taylor Wimpey agrees that the SPD should consider the issues as stated in Section 2 of the AHSC.</p> <p>However, Taylor Wimpey would like to note that the following issue may be symptomatic of the level of flexibility afforded by Policy H4; “Developers have challenged the requirement on the grounds of viability or other circumstances.” Taylor Wimpey previously expressed concerns during the preparation of the Local Plan that Policy H4 is too onerous and does not ensure that sufficient headroom was factored in to ensure all development proposals are viable. However, Taylor Wimpey welcomes the Council’s stance as part of Policy H4, that if applicants wish to justify reduced provision of affordable housing on the grounds of viability, they can do so through the provision of supporting evidence.</p> <p>Furthermore, Taylor Wimpey considers that an SPD, which is designed to support an adopted policy, should not seek to impose new requirements on developers that could potentially add to the cost of development.</p>		<p>Noted. A reference to the 30% figure will be added to the text to provide context.</p> <p>Policy H4 is now the adopted policy, and incorporates an appropriate level of flexibility where necessary, in accordance with national Planning Practice Guidance.</p> <p>The SPD will not impose additional requirements to the existing policy.</p>
---------------	---	--	--

Great Places Housing Group	Yes. Clarity is required on the issues highlighted; setting out the vision of Fylde Council is helpful for developers, architects and land owners in designing schemes and compliance. It should however be understood that over time such issues and objectives are likely to evolve in line with emerging and changing government policies and RP's in particular need to ensure they comply with current and future requirements of Homes England in terms of contracts for grant funding delivery. The SPD should be mindful of this need for flexibility.		Agreed. The Council is mindful of the likelihood of external policy change and will have regard to this in the text of the SPD.
Do you agree with the objectives as stated? Are there any that should not be included or should be amended?			

Taylor Wimpey	<p>Taylor Wimpey broadly agrees with the objectives set out in Section 2 of the AHSC, though would like to offer the following comments on the following objectives.</p> <p>“Provide clarity as to the requirements for the tenure, size, type, design, and siting of affordable housing within development sites.”</p> <p>Taylor Wimpey considers that the above objective will help to ensure that the SPD provides important direction for applicants when devising development proposals. However, the Council must ensure that the SPD does not introduce any overly prescriptive requirements in relation to the tenure, size, type, design, and siting of affordable housing. Taylor Wimpey would like to propose that the use of a range is considered where seeking to provide clarity in relation to the outlined requirements. This will ensure that development proposals can be formulated to meet site characteristics and be amended to cater for local needs. This element of flexibility can be incorporated to ensure the viability of proposals are also not compromised.</p> <p>“Provide a framework and methodology for any viability assessment where a developer is putting forward grounds for a reduced contribution.”</p> <p>As stated previously, Taylor Wimpey supports the Council’s stance that if applicants wish to justify reduced provision of affordable housing on the grounds of viability, they can do so through the provision of supporting evidence. However, Taylor Wimpey considers that a designated framework and methodology for any viability assessment may not provide the flexibility required to ensure viability is not compromised. Rather than a Fylde specific framework, the Council should accord with the Government’s recommended approach.</p> <p>The Council must ensure that any framework for viability assessment proposed within the SPD should align with the requirements of national policy. The Planning Practice Guide [Practice Guide] sets out that any viability assessment should be supported by appropriate available evidence, and should follow the government’s recommended approach to assessing viability as set out in the Practice Guide, ensuring it is proportionate, simple, transparent and publicly available<sup>1</sup>.</p>		<p>The SPD will not introduce detailed prescriptive requirements, but will specify how the requirements set out in Local Plan policy should be met.</p> <p>The requirements of the PPG are not flexible: they are very specific in what is required.</p> <p>The Council agrees that the PPG should provide the Framework for any viability assessment and this will be reflected in the SPD.</p>
---------------	--	--	--

Persimmon Homes Lancashire	Persimmon Homes supports the objectives of the SPD, as these will provide greater clarity in the process surrounding the delivery of affordable housing. If the Council requires larger housing to be allocated as affordable, it must be willing to reduce the overall percentage of provision on site. We would not support the requirement of a 30% provision if the mix was dominated by larger units, as this would have a negative impact upon the viability and therefore delivery of a scheme.		The Local Plan has been viability tested on the basis of 30% affordable housing. This testing does not presume that the affordable housing will be smaller units. It is not proposed that the mix is “dominated” by larger units; rather it is noted that some larger affordable units should be included.
Great Places Housing Group	<p>Yes, the objectives stated will help ensure a consistent approach from Fylde Council and so developers will know what they should be providing.</p> <p>The objective on providing a standard template for Section 106 Agreements needs to be closely consulted on with RP's to prevent clauses limiting the ability to raise finance against new homes.</p> <p>The objective on a wider range of affordable products will also need to be closely consulted on with RP's in particular the management of apartment blocks. The use of 'innovative products' will have to be carefully considered (in terms of construction techniques) as RP's will have the ongoing repair and maintenance liability for homes. The option to consider new funding streams that mat enable innovative products for affordable housing is welcomed.</p>		<p>Noted</p> <p>Noted</p> <p>Innovative products is not intended to refer to the method of construction but rather to innovative tenures/ management arrangements/ funding methods.</p>
Are there any issues missing from the list, or additional objectives that the SPD should have?			

Progress Housing Group	2. Yes, agree with section but could you introduce a set price per sqm for registered providers to purchase S106 from developer at- this is what happens in Craven and Harrogate eliminates RP's being played off each other.		The Council does not consider that the approach suggested would contribute to the delivery of affordable housing.
Great Places Housing Group	The Vision, issues and Objectives would appear consistent and cover the main points to be addressed in the SPD.		Noted
<b>Policy and Guidance Review</b>			
Do you agree that the SPD should have regard to all of the above documents? Are there other documents to which the SPD should refer or which should inform the content of the SPD?			
Progress Housing Group	3. Yes, agree		Noted
Persimmon Homes Lancashire	Persimmon Homes supports the proposed regard the SPD will have to the Fylde Local Plan, the NPPF and PPG. Regular review of the borough's housing needs will need to incorporate flexibility in terms of how much weight is afforded to these documents throughout the lifetime of the Affordable Housing SPD.		Documents will be updated when necessary such that they do not become out-of-date
Great Places Housing Group	Yes the linkages would appear to be correct with the SPD primarily needing to ensure alignment with the relevant policies of the adopted Fylde Local Plan to 2032 and national PPG.  It should be noted however that for RP's the delivery of a scheme or affordable housing mix / product also needs to be consistent with the current regulatory environment and the relevant Homes England Capital Funding Guide requirements in respect of the funding contract for which grant funding is being applied or S106 units are being acquired from developers.		Noted  The SPD and the Local Plan include flexibility in the mix that allows regard to be had by the Council to this point
<b>Tenures of Affordable Housing for Fylde</b>			

<p>Do you agree that the SPD should set out the specific tenures of affordable housing required in Fylde? Do you agree with those tenures of affordable housing listed above? Should a wider or narrower range of tenures be acceptable?</p> <p>Should the affordable housing on individual sites include a basket of tenures? What are your views on the mix of tenures that should be required?</p>			
Shepherd Planning	5. Agree that tenures of affordable housing should be stipulated by the council, as long as they clearly relate to the identified needs within the councils affordable housing needs assessment.		Noted

Taylor Wimpey	<p>Taylor Wimpey agrees that the that the SPD should set out the specific tenures of affordable housing required in Fylde, provided that the viability of the requirement is appropriately considered. The returns associated with social rented and intermediate tenures can vary widely, and this can disproportionately affect the viability of a scheme. The Council must ensure that any requirements set out in the SPD appropriately considers the viability aspect of requiring specific tenures. If the Council chooses to define the tenure requirements in the SPD then it must be justified on robust evidence.</p> <p>Policy H4 of the Local Plan states that the requirements for tenure of affordable homes will be negotiated on a case-by-case basis having regard to the viability of individual sites and local need<sup>2</sup>. Taylor Wimpey suggest that an appropriate approach would be to consult with Registered Providers to understand the needs for the area and ascertain an appropriate split. However, Taylor Wimpey consider that this should not impact on the viability of proposals. Incorporating a range within the policy rather than being overly prescriptive will ensure the SPD does not become out of date quickly due to changes in local housing needs requirements and will ensure flexibility to maintain viability.</p> <p>Taylor Wimpey would also like to note that the requirement set out in para. 4.4 of the AHSC, to discuss tenure mix with the Council in advance of the submission of an application, could result in unnecessarily protracted negotiations. Although early engagement is seen as a positive and accords with national policy [§39], the Council must ensure that this requirement does not significantly delay sites coming forward for development.</p>		<p>Noted. The Council has not made any specific tenure requirements in the SPD</p> <p>Noted. The Council has not been prescriptive in the SPD but has left this matter to the Affordable Housing Policy, which can be updated when the Council considers necessary in response to issues of deliverability raised by RPs.</p>
---------------	--	--	---



Taylor Wimpey	<p>Firstly, Taylor Wimpey would like to seek clarification on what the Council is referring to as a 'basket' of tenures. It is not clear as to what this is relating to and more universally used wording should be included. If the Council is referring to the provision of a 'variety' of tenures, then Taylor Wimpey supports this requirement, provided the viability of a scheme is not compromised as a result.</p> <p>In terms of the mix of tenures that should be required, Taylor Wimpey hold the view that initial discussions with Registered Providers should first be undertaken in order to understand their requirements based on the local need at that time, and the specific mix of tenures they require. Ongoing discussions should be further pursued with Registered Providers to ensure that the requisite tenures are provided. This is important to ensure that viability is not adversely impacted upon, by ensuring demand exists once planning permission has been secured.</p>		<p>The Council does not agree: the term is perfectly clear</p> <p>Agreed. Pre-application discussion with RPs is specified as necessary in the SPD</p>
---------------	--	--	--

Strategic Land Group	<p>It is important that policy supports the provision of homes of a broad range of tenure types although the tenures identified should be based on a robust evidence base. This is in part to ensure the needs of different groups in the community are met as required by paragraph 61 of the National Planning Policy Framework ('the Framework').</p> <p>We support the concept of a basket of tenures in principle in order to create a more diverse offering. However, it is important to ensure that it is a pragmatic policy that allows flexibility. This will assist in ensuring the SPD is able to respond to changes in the need for different tenures of affordable homes and avoiding the provision of tenures of affordable housing in locations where they are not required.</p> <p>In determining the preferred provision of differing tenures on any given site, consideration should be given to the impact on development viability. Differing affordable housing tenures can have dramatically different impacts on development viability. Viability should also be considered in the preparation of the SPD to ensure that the financial impact of the tenure mix is equivalent to that considered to be appropriate at the Plan-making stage.</p> <p>We support the proposal for a standard method of calculating the level of discount that will be applied to market housing to calculate the value of the 'Discount Market Sales Housing'. This will provide clarity and certainty both for the Council and the applicant. This is supported by paragraph 027 of the Planning Obligations PPG which encourages Local Planning Authorities to publish standard forms and templates.</p>		<p>Noted</p> <p>Agreed</p> <p>Viability of affordable housing provision was considered at the plan-making stage.</p> <p>Support noted</p>
Progress Housing Group	<p>4. Yes, agree. Individual sites should have a mix of tenures on offer for affordable housing.</p>		<p>Noted</p>

<p>Persimmon Homes Lancashire</p>	<p>The SPD should not stipulate specific tenures for affordable housing required in Fylde. It would be too restrictive, may put some providers off certain sites, and therefore could lead to difficulty for developers complying with their S106 requirements.</p> <p>We feel flexibility is key and vital to ensure all the required affordable housing in the borough is provided. To ensure schemes remain attractive to as many operators as possible, the SPD/ Council cannot impose restrictions on the type of tenure, market discount or mix of units to be provided. The SPD must avoid being too restrictive as often the level of provision and tenure mix etc, will be guided by the viability of the site. Imposing restrictions and guidelines at an early stage may well render some sites undeliverable. Based on experience with working with Registered Providers, their preference is often to have the affordable units clustered, as this makes maintaining them easier and more efficient.</p>		<p>Agreed. The Council's preferred requirement is to be set in the Council's Affordable Housing Policy</p>
---------------------------------------	---	--	--

Great Places Housing Group	<p>Yes it would be helpful if tenures are defined to prevent ambiguity, and individual products split out i.e. Shared Ownership and Equity Loan schemes as their processing routes for RP's in respect of grant are different.</p> <p>Once again it should be noted the recognised tenures that RP's currently develop, or may develop in the future, will vary with Homes England and national policy direction in respect of the tenures of affordable housing being sought to be delivered by the government and how these link to individual RP corporate plans.</p> <p>A mix of tenures is desirable and is currently favoured by Homes England on larger sites with respect to delivery of shared ownership and affordable rent. However we welcome the requirement for flexibility and to discuss on a site by site basis during the pre-application stages as there are some instances / sites where one tenure is clearly preferable for an RP for instance proximity to existing rental stock.</p> <p>Once again tenure delivery is also driven (for non S106 products) by the levels and availability of grant for each tenure and achieving viability for the site. There also needs to be flexibility in respect to enabling RP's to respond to market conditions particularly in respect of delivering sale products such as shared ownership.</p> <p>The preference is for all large sites to be "tenure blind" so it is not immediately apparent where the affordable units are located on a site despite the tenure being developed.</p>		<p>Noted. The Council recognises the need for flexibility in relation to changing external policy and the SPD has regard to this.</p> <p>Noted. However, any proposed scheme should be compliant with the Council's policy.</p>
Do you have any views as to how the level of discount applicable to Discounted Market Sales Housing should be calculated? Do you agree that the SPD should set out a standard method of calculation?			

Taylor Wimpey	Taylor Wimpey agrees that the SPD should set out a standard method of calculation [for discounted market sales housing], as this will provide an important level of clarity for applicants. However, the Council must ensure that the method is robustly justified, does not impact on the viability of proposals, and accords with the definition of discounted market sales housing set out within the Framework3.		Agreed
Progress Housing Group	The calculation for discount for discount market sale should be calculated using information on areas from SHMA and census info as well as new community plans.		Comment noted. In fact more up-to-date data can be used
Great Places Housing Group	It could be useful for Fylde Council to benchmark against discounts calculated for other local authorities offering the DMV sale tenure. Would the wording of 'at least 20%' mean that effectively developers would set the discount at 20% i.e. the minimum amount allowed under the definition?		The SPD proposes discounts that are appropriate for the various parts of Fylde, rather than benchmarked against other boroughs.
<b>The Amount of Affordable Housing Required</b>			
Do you agree that the SPD should set out the requirements for applicants to justify the number of affordable homes included within the Affordable Housing Statement?			

Shepherd Planning	<p>1. Paragraph 3.2 of the draft SPD notes; “all market housing schemes of 10 or more houses to provide 30% affordable housing”, in line with Policy H4 of the local plan. Paragraph 3.8 notes that paragraph 64 of the NPPF (2018) notes that “10% of major developments should be available for affordable home ownership”. FBC’s requirement is clearly for 3 times the NPPF figure.</p> <p>2. The result of this local figure (3 times the government starting point) is that all that will happen is that developers will increase the price of their market units to offset the requirement (and cost) of providing a 30% affordable contribution. This will then mean that market housing becomes even less affordable to more of the public – with a resultant increase in demand for affordable housing. It is a vicious circle that I cannot see how this SPD will resolve.</p>		The requirement for 30% affordable housing is a key element of Policy H4 of the adopted Local Plan,
Taylor Wimpey	Taylor Wimpey considers that the SPD should only set out requirements for applicants to justify the number of affordable homes included within the Affordable Housing Statement, where Policy H4 is not being adhered to. It is unnecessary for applicants to justify proposals included within an Affordable Housing Statement if they are fully compliant with the overall requirements set out in adopted policy.		The Council disagrees. Where the proposal is fully compliant, the justification is likely to only require a brief statement
Progress Housing Group	5. Yes to both		
Great Places Housing Group	Yes this should be included and be based however on discussions with the Council prior to application so both parties are clear on objectives and constraints. How would this aim link with the preparation of viability appraisals by developers as costs are being determined for a site?		

Do you agree that there should be a template Viability Appraisal set out within the SPD, for those applicants proposing a reduced amount of affordable housing?			
	Responses to this question have been moved to the section relating directly to Viability Appraisal.		
<b>Pre-application Engagement and the Affordable Housing Statement</b>			
Do you agree that the SPD should specify matters that applicants must discuss with the Council at pre-application stage?			

Shepherd Planning	<p>6. If there is a requirement for applicants to enter in to pre-application discussion with the council planners, then there must be a fixed period within which the planners agree to provide a written response to the applicant/agent. Applicants should not be left “hanging on” until a planner is available to respond. Payment for a pre-application meeting will have been made (being a major application) and a good standard of service (including prompt response in writing) should be expected to paying customers.</p> <p>7. Contact details of someone within all the Housing Associations/Registered Providers mentioned in the draft SPD should be given in the SPD. A name, phone number and email of someone within all the eight HA/RP’s should appear in the SPD to enable better/easier involvement with an applicant before application stage (or even before Pre-application stage). Contact detail of an appropriate housing officer within the council should also be included.</p> <p>8. Better liaison between HA’s/RP’s and council planners (and housing officer(s)) is required so that they are all “singing from the same hymn sheet” and advice from one does not conflict with advice from another as this will only confuse a developer/applicant.</p>		<p>Comment noted. The Council welcomes pre-application discussion and will make staff available promptly</p> <p>Agreed. An Appendix will be added to the SPD to provide this information</p> <p>The RPs are external agents and therefore will provide their own opinions freely. The Council will require compliance with the SPD and Local Plan Policy. The possibility always exists that views of the Council and RPs may differ.</p>
-------------------	---	--	---



Taylor Wimpey	Taylor Wimpey agrees that the SPD should specify matters that applicants must discuss with the Council at pre-application stage. This will provide clarity for applicants and ensure that initial discussions are focused on relevant aspects. However, the Council should avoid including requirements which are overly prescriptive, disproportionate to the development proposed and unnecessary for inclusion at pre-application. Conversely, it is important that matters to be discussed are not restricted, as contextual case-by-case factors should be considered where necessary.		Comment noted. Pre-application discussion can extend to any or all aspects considered in an application, but the SPD concentrates on those which are considered necessary.
---------------	---	--	--

Strategic Land Group	<p>It is expected that the Council will need to request certain information relating to affordable housing as part of many outline applications. However, we consider the proposed requirements for the Affordable Housing Statement to be excessive for most outline planning applications. A number of these aspects are unlikely to be established at the outline stage when the precise number and mix of market homes is unlikely to be known. This requirement is therefore contrary to paragraph 44 of the Framework that requires information requirements to be “kept to the minimum” and to be “relevant, necessary and material to the application in question.” It is also contrary to the objectives of Outline Planning Applications which are described in the Planning Practice Guidance (‘PPG’) as relating to the “general principles of how a site can be developed” (Reference ID: 14-005-20140306).</p> <p>It is better that this information is dealt with at Reserved Matters stage. The requirement for providing Affordable Housing can still be addressed at Outline Application stage through either:</p> <ul style="list-style-type: none"> <li>a. A condition along the lines of “A scheme for the provision of Affordable Housing in accordance with Policy H4 of the Fylde Local Plan to 2032 shall be submitted to and approved in writing by the Local Authority as part of any Reserved Matters application”; or,</li> <li>b. A Section 106 Legal Agreement providing the broad parameters for the Affordable Housing provision (including the overall percentage of the dwellings to be provided as affordable and the agreed tenure split of that provision).</li> </ul> <p>Both of these routes provide the council with control over the final nature of the affordable housing provision as well as sufficient clarity to allow a decision to be made on the general principles of development, in accordance with the objectives of an outline planning application.</p>		<p>The requirements for outline and reserved matters stages is refined in the SPD. However, the minimum requirements must go further than postponement of consideration of the issue of affordable housing. When granting an outline planning permission, the Council will require certainty that the affordable housing necessary to ensure that the development will be policy-compliant in principle can and will be delivered.</p>
----------------------	--	--	--

Progress Housing Group	6. Yes to all		Noted
Great Places Housing Group	<p>Yes this would assist in terms of more productive pre application meetings but for this will require commitment on both sides to ensure that all these matters are considered fully. At a very early stage of scheme development all information may not be fully complete or known to discuss.</p> <p>In respect of sites where the RP is lead developer, or sites for 100% affordable housing, these aspects could all be discussed at the pre-application stage and included in the AHS to be submitted. It is expected the challenge may be where housing developers, at pre application stage, may not always have a RP appointed early or an offer in place to acquire S106 affordable homes on a site. If an RP is not involved at that stage then the RP's will be relying on these matters be carefully considered by the Council and the developer unless provision is made for the Affordable Housing Statement to be amended by agreement if, at a later stage, there are requirements that an RP need (i.e. revised tenure mix) in order to acquire the affordable units that were not apparent at pre-application stage discussions.</p>		Comments noted. The Council recognises the concerns raised, and for this reason has prescribed that applicant should engage with an RP at an early stage.
Do you agree that the SPD should require the above aspects of affordable housing provision to be set out by applicants within an Affordable Housing Statement?			

Taylor Wimpey

Taylor Wimpey would like to provide comments on the following proposed SPD requirements to be set out within an Affordable Housing Statement:

- Registered Provider appointed to take the housing stock and provisions for transfer to them

Taylor Wimpey considers that the requirement to include an appointed Registered Provider within the Affordable Housing Statement is not appropriate. It is unlikely that an agreement with a registered provider would have been reached at this stage in the application process. Taylor Wimpey would ordinarily reach an agreement with a Registered Provider after the grant of planning permission once the certainty of outcome has been secured.

- Allocation arrangements

Taylor Wimpey disagrees with a requirement to outline 'allocation arrangements' within an Affordable Housing Statement. It is considered too premature to expect this level of detail to be comprehensively addressed at this stage.

- Provision for the recycling of subsidy in the event of the exercise of right-to-buy or the resale of discounted property

Taylor Wimpey considers that it is not appropriate for the applicant to consider this within the Affordable Housing Statement, and suggest that alternatively it may be a factor which is addressed within a Section 106 [S106] Agreement.

A draft S106 legal agreement or a completed and signed Unilateral Undertaking should be submitted as an Addendum to the Affordable Housing Statement, reflecting the above and using the template that will be provided within the SPD

Firstly, it is not clear whether this would require applicants to include a draft S106 and / or a signed Unilateral Undertaking for all aspects of the development, or whether this relates solely to affordable housing. This should be clarified by the Council. We note that the Framework (2018) (para.54) states that Local Planning Authorities should only use planning obligations where it is not possible to address unacceptable impacts through a planning condition. We are aware across the North West that a number of Planning Authorities are able to secure affordable housing schemes by appropriately worded conditions.

Notwithstanding the above point, Taylor Wimpey considers that the provision of a draft S106 legal agreement or completed and

The Council does not agree that this approach is acceptable or policy-compliant.

It is intended that the S106 will cross-refer with the contents of the Affordable Housing Statement. These commitments will be necessary in order to demonstrate policy compliance

Progress Housing Group	6. Yes to all		Noted
Great Places Housing Group	Yes, although question the reference to having a 'completed and signed' legal agreement or Unilateral Undertaking prior to a planning application being made? As above if an RP partner has not been selected or is not involved at a pre application stage with a developer then the RP will not have any opportunity to input into the draft Section 106 Agreement at that point.		Agreed. This requirement has been withdrawn from the SPD
Do you agree that an Affordable Housing Statement should be required to accompany all applications for major housing development?			
Taylor Wimpey	Taylor Wimpey agrees that an Affordable Housing Statement should be required to accompany applications for major housing development. However, the level of detail required should be proportionate to the scale of the proposed development, and should also consider the case-by-case context in order to avoid the prescription of unnecessary detail.		Agreed. Different levels of detail are to be required at outline and full/reserved matters stage
Progress Housing Group	6. Yes to all		Noted
Persimmon Homes Lancashire	We strongly disagree that an Affordable Housing Statement should be provided upfront to allow a planning application to be validated. In many Provider is not approached to express an interest in taking the units until a planning application is pending consideration or when consent has been granted. Requiring an Affordable Housing Statement upfront at this stage would be firstly difficult to prepare as much of the information would be unknown by the applicant of planning permission, and would require updating with facts from the RP once they had been selected.		The respondent has identified that the need is for applicants to engage with a Registered Provider in order to provide the information. This is what the Council will require.

Great Places Housing Group	We agree with the principal of what is being requested with the caveats above and the need to ensure a level of flexibility is retained however that can be best attain the objectives of all parties. In terms of distribution of the affordable housing it is important developers are challenged not to locate the affordable homes in the most 'difficult' parts of a site i.e. accessed by un-adopted roads which become difficult to manage and end up being an additional service charge on the properties. There needs to be encouragement to make the best use of space and design out unusable communal space and unadoptable areas and this should be picked up in the Good Design and Health Living SPD's.		Agreed. This has been taken up in the SPD
<b>Size, Type, Design and Distribution of Affordable Housing</b>			
Do you agree with the inclusion of requirements regarding size, type, design and distribution (within the development) of affordable housing to be set out within the SPD? Are there any additional elements of design that should be included? What specific requirements do you believe should be made for the size, type, design and distribution (within the development) of affordable housing?			
CAPOW	<p>Further work is required to be undertaken to establish the type of property required, particularly for those who cannot manage stairs for an ageing population, and the LOCAL community demand.</p> <p>4 Although, also dealt with under Good Design, it is clear that little effort is being made to implement best practice in relation to minimising CO2 omissions through any requirement to provide solar panels or for other energy saving criteria or automatic grey or surface water reuse.</p>		These elements go beyond the scope of the Affordable Housing SPD

Taylor Wimpey	Taylor Wimpey generally agrees with the inclusion of requirements regarding size, type, design and distribution of affordable housing. However, requirements should not be overly prescriptive, and must take account of site-specific contextual factors. Requirements should allow for an element of flexibility to ensure that the viability of a scheme is not compromised. It is noted that it is not always possible to fully pepper-pot affordable housing across a site and some providers like them to be in close proximity for management purposes.		Comment noted. A careful balance is struck in the SPD to promote good practice whilst allowing for creative design.
Progress Housing Group	7. We would like to see space standards set and create bigger units even if it means less ( <i>sic.</i> ) units available. How strong ( <i>sic.</i> ) would Fylde be able to implement the space standards?		Nationally described space standards cannot be used
Persimmon Homes Lancashire	We feel flexibility is key and vital to ensure all the required affordable housing in the borough is provided. To ensure schemes remain attractive to as many operators as possible, the SPD/ Council cannot impose restrictions on the type of tenure, market discount or mix of units to be provided. The SPD must avoid being too restrictive as often the level of provision and tenure mix etc, will be guided by the viability of the site. Imposing restrictions and guidelines at an early stage may well render some sites undeliverable. Based on experience with working with Registered Providers, their preference is often to have the affordable units clustered, as this makes maintaining them easier and more efficient.		Comment noted. The SPD proposes small clusters rather than fully dispersed single units.

Great Places Housing Group	<p>Yes this needs to be considered; in respect of design and distribution of affordable housing it should be sufficient as noted that these refer to compliance with the Good Design SPD to ensure that a high quality design is achieved but ensuring architects and developers have the flexibility to design individual homes and layouts as required, and to meet local characters, without being overall prescriptive.</p> <p>In respect of size and type then it would be useful to consider guidelines within the context of viability. The issue of developers providing RP's with units of a size that is not appropriate is well known and houses must be suitable for our residents whilst ensuring that size requirements are not such that they affect viability of development and hence delivery of affordable homes.</p> <p>On our own GPHA developments we do not have a minimum size however as a benchmark the equivalent minimum size of homes that we would seek to develop would be 70m2 for a 2 bed 4 person, and 83m2 for a 3 bed 5 person however of course any requirements would be to a certain extent dependent on the individual site being considered for development</p>		<p>Comment noted. It is agreed that the units need to be of a size that function as described. Based on the evidence provided these benchmarks have been included within the document.</p>
<b>Off-site Provision</b>			
Do you agree that the SPD should restrict the circumstances when affordable housing should be provided off-site?			



CAPOW	<p>1        There is a need to site affordable housing when there is a ready demand supported by jobs, adequate public transport, facilities and schooling. The far largest part of this demand is in the urban centres and therefore this is where the majority should be built. Further work is required to be undertaken to establish the type of property required, particularly for those who cannot manage stairs for an ageing population, and the LOCAL community demand. It therefore follows that Parish Councils SHOULD be able to prioritise allocation and, following this it is clear the any excess is NOT required by the Local Community and future affordable housing should be dealt with via off-site provision instead of a dogmatic requirement for on-site provision.</p>		<p>Allocation policy is strictly controlled by the Council and includes strong local connection criteria, which have been set out within the SPD.</p>
-------	--	--	---

Taylor Wimpey	<p>Taylor Wimpey acknowledges that there will be a presumption that affordable housing will be delivered on site, as outlined in the Local Plan. Taylor Wimpey broadly agrees with this question, and consider that the SPD should restrict the circumstances when affordable housing should be provided off-site. Taylor Wimpey is a responsible house builder and considers that this will help to promote the creation of sustainable communities within new developments. However, it is important that the SPD is not overly restrictive, and allows for flexibility within proposals.</p> <p>The AHSC [§8.1] states that off-site provision will be acceptable only in circumstances where the Council considers it to be so, and that there will be the assumption that such circumstances will be exceptional. Taylor Wimpey considers that the statement 'circumstances where the Council considers it so' to be extremely onerous and unhelpful. Taylor Wimpey considers that it would be useful for the Council to provide additional detail within the SPD on what it considers to be 'exceptional' to ensure clarity for developers and applicants during the application process.</p>		<p>Noted</p> <p>The Council will not be providing a list of suggested ways to circumvent the policy.</p>
Great Places Housing Group	<p>Yes on the basis that Fylde Council aims to prioritise on site delivery. There needs to be a definition of "exceptional" circumstances or in what circumstances the Council may consider this acceptable</p>		See above
<p>Do you agree that the SPD should provide a standard method for calculating off site contributions? Do you agree that this should reflect the sale price of the homes on the development site?</p>			

Taylor Wimpey	<p>Taylor Wimpey agrees that the SPD should provide a standard method for calculating off site contributions, as this will provide a useful aid for applicants when considering and formulating proposals. However, any standard method must ensure that flexibility is built into the methodology to allow for the varying factors which may arise on a case-by-case basis.</p> <p>Generally, the off-site contribution is calculated as a 'cost to the developer' if the affordable units were to be provided on site. The cost is normally the equivalent to the difference between open market value (based on evidence) and the price that the RP would be prepared to pay (based on evidence).</p>		<p>Noted</p> <p>A variant on this approach is what is proposed in the SPD</p>
Progress Housing Group	8. Yes, should provide a standard method for calculating off site contribution- should be different bracket of open market values on offer and part of methodology for calculating.		Noted
Great Places Housing Group	A standard methodology and examples would be of assistance to developers in interpreting clearly the requirements as set out in Policy H4.		Noted
<b>Allocation Policy</b>			
Should how the affordable homes will be allocated be included within the SPD? Should the SPD require the allocation of homes to be included within the Section 106 agreement?			

CAPOW	<p>1        There is a need to site affordable housing when there is a ready demand supported by jobs, adequate public transport, facilities and schooling. The far largest part of this demand is in the urban centres and therefore this is where the majority should be built. Further work is required to be undertaken to establish the type of property required, particularly for those who cannot manage stairs for an ageing population, and the LOCAL community demand. It therefore follows that Parish Councils SHOULD be able to prioritise allocation and, following this it is clear the any excess is NOT required by the Local Community and future affordable housing should be dealt with via off-site provision instead of a dogmatic requirement for on-site provision.</p>		Allocation policy is strictly controlled by the Council and includes strong local connection criteria, which have been set out within the SPD.
Progress Housing Group	<p>9.        HE funded Shared Ownership properties- are these subject to local occupancy restrictions?</p>		Noted: no it is acknowledged that they cannot, within the SPD.

Great Places Housing Group	<p>Yes. It needs to be clear that no local connection criteria can be applied to shared ownership in line with current Home England policy in respect of both Section 106 and grant funded home ownership products. If any such criteria were to apply GPHA would be unable to deliver the tenure in Fylde as we would not be able to include the homes within our Homes England delivery programme (N.B. all references to HCA in the document need to be updated to Homes England (HE)). Discount market sale products are not part of our HE programme but there needs to be consideration that restrictions don't make the product undesirable compared to shared ownership.</p> <p>The allocation policy should always reflect that which has been agreed between Fylde Council and RP partnership including any such changes that may be agreed from time to time between the Council and their affordable housing providers.</p> <p>It should be noted that, particularly with respect to larger developments that may be on the periphery of the Fylde Council boundary, RP's may wish to approach the Council to discuss opening up local connection to neighbouring local authorities. This would likely be the exception however it should be borne in mind this is may be a key requirement or consideration for delivery of any such particular sites.</p>		<p>Noted: no it is acknowledged that they cannot, within the SPD.</p> <p>Agreed</p> <p>This would require justification as a site-specific exception. The Council does not agree that it should be routinely provided for by inclusion within the SPD.</p>
<b>Viability appraisal</b>			
Do you agree that a standardised format for viability assessments should be included within the SPD?			
Shepherd Planning	4. Viability Report Templates detailing what is required are a must.		This element has been omitted pending publication of the Government's own template

Taylor Wimpey	<p>Taylor Wimpey supports the use of a template Viability Appraisal set out within the SPD. However, as outlined previously, a template Viability Appraisal must be wholly consistent with national policy. In particular, it should align with the standardised inputs to viability assessments set out within the Practice Guide<sup>4</sup>. Furthermore, the Council should ensure that any template Viability Appraisal is usable, easily accessible and flexible to ensure development is not slowed down unnecessarily. It should seek to follow the Government's recommended approach to assessing viability, ensuring it is proportionate, simple, transparent and publicly available.</p> <p>Taylor Wimpey broadly agrees that a standardised format for viability assessments should be included within the SPD. As outlined previously, any viability assessment proposed within the SPD should align with the requirements of national policy and the standardised inputs to viability assessments set out within the Practice Guide. Any viability assessment should be supported by appropriate available evidence, and should follow the government's recommended approach, ensuring it is proportionate, simple, transparent and publicly available.</p> <p>Furthermore, the LPA's critique of any viability assessment provided by an applicant for a development must be robustly and appropriately justified by evidence if a different figure is pursued by the Council.</p>		This element has been omitted pending publication of the Government's own template
Progress Housing Group	Yes		This element has been omitted pending publication of the Government's own template

Great Places Housing Group	This is useful for consistency however potentially consultation with developers required whether this would be too restrictive? Or if setting out the requirements a Viability Appraisal must meet would be the best solution for developers and/or their chosen consultants to prepare the appraisal as required for submission?		This element has been omitted pending publication of the Government's own template
<b>Requirements for legal agreements and undertakings</b>			
Do you agree that the requirement for affordable housing should be secured through planning obligations, or should it be through planning conditions or some other mechanism? Should the SPD specify a requirement for affordable housing to be secured by legal agreement?			
Shepherd Planning	Standard S.106 Templates are a must.		These will be provided via a link
Taylor Wimpey	Taylor Wimpey considers that the requirement for affordable housing should be secured through planning conditions where possible. This will allow for a greater level of flexibility as the development is constructed, particularly for major schemes. Discussion with Registered Providers about their preferred mechanism for taking Affordable Housing units would also be beneficial as some prefer conditions and others prefer legal agreements.		Noted. The SPD provides for flexibility whilst recognising that S106 agreements will be the norm
Strategic Land Group	With regards to whether affordable housing should be secured through planning obligations or conditions. Paragraph 54 of The Framework is clear that planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition. It also states that they should only be used to make otherwise unacceptable development acceptable. Furthermore, any pre-commencement conditions and their timing should be fundamental to making the development acceptable as required by paragraph 007 of the Use of Planning Conditions PPG.		Noted. The SPD provides for flexibility whilst recognising that S106 agreements will be the norm

Should the SPD specify standard forms of agreement that must be used? What forms of legal agreement/ undertaking should be provided in standard form? What should the standard templates contain, and what should they not contain?			
Progress Housing Group	11. Should be standard template for UU and S106-Mortgagee possession clause already formed through group.		Noted. This will be incorporated where necessary
<b>Decision-taking, implementation and monitoring</b>			
Do you agree that relevant applications which fail to provide the necessary details of and commitments to affordable housing, in the form of an Affordable Housing Statement and Draft Legal Agreement, should not be validated?			
Taylor Wimpey	<p>Taylor Wimpey disagrees with the requirement to provide a Draft Legal Agreement which provides details of and commitments to affordable housing, to enable validation. This requirement is considered to be too onerous and it is unrealistic to expect this level of detail to be finalised at this stage of an application. Taylor Wimpey requests that this should not be included as a requirement within the SPD.</p> <p>Taylor Wimpey agree that relevant applications should provide an Affordable Housing Statement in order to be validated, though this must be clearly set out within the Council's validation requirements.</p>		<p>Noted. This requirement has been withdrawn</p> <p>Support welcomed</p>
Progress Housing Group	12. Yes, agree if not met they should not be validated.		Noted
Do you have views on how the outcomes of the Affordable Housing SPD should be monitored?			



Taylor Wimpey	<p>Do you have views on how the outcomes of the Affordable Housing SPD should be monitored?</p> <p>Taylor Wimpey consider that the outcomes of the Affordable Housing SPD should be regularly monitored to ensure it is up to date and not hindering development coming forward. The SPD should subsequently be reviewed and updated where necessary to ensure that the SPD is assisting in the delivery of the Council's desired outcomes, is not delaying development or hindering the delivery of homes within Fylde.</p>		Agreed
Progress Housing Group	Queries whether the Council monitors the outcomes of affordable housing already		Correct. But the monitoring of the effects of the SPD is different.
<b>Glossary</b>			
Do you agree that a glossary should be included in the SPD?			
Progress Housing Group	Yes		Noted

## DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	PLANNING COMMITTEE	27 FEBRUARY 2019	6
<b>DRAFT HEALTHY LIVING SUPPLEMENTARY PLANNING DOCUMENT</b>			

### PUBLIC ITEM

This item is for consideration in the public part of the meeting.

### SUMMARY

The Draft Healthy Living Supplementary Planning Document (Appendix 1) is presented for members' agreement, prior to further work and Sustainability Appraisal. The Healthy Living SPD gives the Council support in its implementation of policies that assist in improving health and wellbeing outcomes. The Draft Healthy Living SPD describes issues associated with health and wellbeing in the Borough as well as suggesting ways to bring about improvements. The SPD also acknowledges the potential of Whyndyke Garden Village Healthy New Town in providing an exemplar development in terms of health and wellbeing provision.

A summary of the results of the scoping consultation and how these have been incorporated are set out in the Summary of Representations, which is also provided for members (Appendix 2).

Officers will continue to work on the draft SPD and a Sustainability Appraisal will be carried out. The draft SPD will then be put out for consultation. Members will have a further opportunity to consider the SPD later in the year in the light of any comments received as a result of the consultation exercise.

### RECOMMENDATIONS

1. That the responses of the Healthy Living SPD (Scoping) consultation are noted, as set out in the Summary of Representations (Appendix 2).
2. That the Draft Healthy Living Supplementary Planning Document (Appendix 1) be approved for further work and Sustainability Appraisal prior to being issued for public consultation.

### SUMMARY OF PREVIOUS DECISIONS

14<sup>th</sup> November Planning Committee approved the Healthy Living Supplementary Planning Document (Scoping) for consultation.

10th September 2018 Planning Committee approved the LDS 2018 which states that the Council will commence work on four Supplementary Planning Documents. These are the Affordable Housing, Good Design, Healthy Living and Biodiversity SPDs.

CORPORATE PRIORITIES	
Spending your money in the most efficient way to achieve excellent services ( <b>Value for Money</b> )	✓
Delivering the services that customers expect of an excellent council ( <b>Clean and Green</b> )	✓
Working with all partners ( <b>Vibrant Economy</b> )	✓
To make sure Fylde continues to be one of the most desirable places to live ( <b>A Great Place to Live</b> )	✓
Promoting Fylde as a great destination to visit ( <b>A Great Place to Visit</b> )	✓

## REPORT

1. Supplementary Planning Documents (SPDs) provide greater clarity as to the requirements of Local Plan policies for specific situations or types of development. SPDs may not make policy, but rather provide guidance on the application of the policies contained in the adopted Fylde Local Plan to 2032.
2. The Healthy Living SPD is one of the four initial SDPs proposed to support policies set out in the Fylde Local Plan to 2032, adopted on the 22<sup>nd</sup> October 2018. The Draft Healthy Living SPD describes issues associated with health and wellbeing in the Borough as well as suggesting ways to bring about improvements.
3. Issues mentioned in the Healthy Living SPD document include:
  - High levels of social isolation.
  - Poor access to community facilities in some areas.
  - A high proportion of retired residents that is set to increase.
  - Inadequate cycling facilities.
  - Some groups of the population have poorer health outcomes than others.
  - Obesity and the distribution of Hot Food Takeaways.
4. These issues mean the Healthy Living SPD is considered necessary for improving health outcomes in the Borough. It is also necessary to:
  - Promote mixed-use developments.
  - To ensure developments encourage a healthy lifestyle through the provision of a compact community with easy access to local facilities, suitable cycling and walking infrastructure and high-quality community facilities.
  - To ensure easily accessible and well-maintained natural areas.
  - To ensure engagement with all interested bodies.
  - To prevent a failure to engage with the Council by developers prior to the submission of an application.

## PREVIOUS CONSULTATION

5. The first stage of producing an SPD is to consult on what the SPD should contain, termed a “scoping” consultation. The results of the consultation are set out in the Summary of Representations (Appendix 2). There were 13 responses, of which 6 were no comment. Sport England, Whyndyke Garden Village Healthy New Town Board and Planware (on behalf of McDonald’s) provided detailed responses, as did Lancashire County Council and Mr Rowson on behalf of the Community Association for the Protection of Wrea Green (CAPOW). Appendix 2 summarises the responses, states the change the response was requesting and sets out what will be incorporated in the SPD as a result of the response.
6. For a majority of the responses it is possible to incorporate the correction or additional information into the Healthy Living SPD. However, some requests were considered outside the remit of Fylde Borough Council as the Local Planning Authority, or would be more appropriately dealt with by other Council departments or documents. The structure has been altered to reflect the comments made by the Whyndyke Garden Village Healthy New Town Board.

## THE DRAFT SPD

7. The Draft Healthy Living SPD begins with an introduction, a vision and a review of relevant policy and guidance both national and local. It contains sections on what makes a healthy place and what constitutes healthy living.
8. The draft SPD describes how healthy food environments can impact on health and wellbeing and how these issues can be addressed through the planning process. It presents childhood obesity statistics for Fylde and describes what measures can be taken to promote healthy eating habits. Examples of successful community led projects that provide opportunities for food growing are provided.
9. The draft SPD recognises that Fylde has an abundance of natural areas and these areas play a vital role in achieving good physical and mental health. The need for a comprehensive Green Infrastructure network is acknowledged, and the wider benefits of this are identified. Guidance is provided on how planning applicants

should provide for natural areas within their proposals and points to additional documentation for information.

10. The document also provides sections on alcohol, homes for lifelong living, community facilities, cycling and walking, and Health Impact Assessments (HIAs).

11. Discussions are ongoing with the Whyndyke Garden Village Board and will inform the final document.

12. The Draft SPD contains 3 Appendices:

- Planning Policies from the adopted Fylde Local Plan to 2032;
- Active Design Principles Checklist
- A map to show the 400m Takeaway Control Zones around Secondary Schools

#### NEXT STEPS

13. Officers will continue to work on the SPD and a Sustainability Appraisal will be carried out. The draft SPD will then be put out for consultation, members will have a further opportunity to consider the SPD later in the year in the light of any comments received as a result of the consultation exercise.

IMPLICATIONS	
Finance	There are no financial implications arising directly from this report
Legal	The SPD will undergo consultation in accordance with Regulation 12 and 13 of The Town and Country Planning (Local Planning) (England) Regulations 2012.
Community Safety	None
Human Rights and Equalities	The Healthy Living SPD will incorporate guidance to reduce health inequalities within the population.
Sustainability and Environmental Impact	The Healthy Living SPD will aim to improve sustainability of new development. Supporting measures that encourage active travel will minimise negative environmental impacts.
Health & Safety and Risk Management	None

LEAD AUTHOR	CONTACT DETAILS	DATE
Stephanie Shone	<a href="mailto:Stephanie.shone@fylde.gov.uk">Stephanie.shone@fylde.gov.uk</a> Tel: 01253 658697	February 2019

#### Attached documents:

Appendix 1: Fylde Council Draft Healthy Living Supplementary Planning Document (February 2019)

Appendix 2: Summary of Representations Received on the Healthy Living Supplementary Planning Document (Scoping)



# Healthy Living

## Supplementary Planning Document (Draft) February 2019

## Contents

### Consultation Information and How to Respond

1. Introduction	4
2. Planning, Policy and Public Health Context	5
<i>The Role of the NHS/ Health Responsibilities</i>	5
<i>The Role of Planning</i>	13
3. Healthy Places	20
4. Healthy Living	23
Key Considerations	26
5. Healthy Food Environment	26
<i>Nutrition and health</i>	26
<i>Excess Weight and Obesity in Fylde</i>	26
<i>Hot Food Takeaways</i>	28
<i>Opportunities for Food growing</i>	29
6. Alcohol	34
7. Homes for Lifelong Living	36
8. Community Facilities	38
9. Cycling and Walking Infrastructure	43
<i>Policy Background</i>	43
<i>Current Cycling and Walking Provision</i>	44
<i>Opportunities</i>	45
10. Access to Natural Areas	47
11. Health Impact Assessment	50
Glossary	52
References	55
Appendices	58

## **Consultation Information**

This draft Supplementary Planning Document (SPD) on Healthy Living has been prepared following input from stakeholders at the earlier Scoping consultation. Councils are required to consult on a draft SPD before it is adopted (Regulation 13 of the Town and Country Planning (Local Planning) (England) Regulations 2012). This consultation therefore invites representations on the Draft Healthy Living SPD. The Draft SPD is accompanied by the Summary of Representations, as also required by Regulation 13. The Summary of Representations sets out the results of the earlier consultation of November 2018 to January 2019 on the scope of the SPD, and how the comments made have informed the preparation of the document.

This consultation runs from XXX 2019 to YYY 2019 (4 weeks).

## **How to Respond**

Responses should comment on the specific content of the SPD, preferably making reference to paragraph numbers and including recommendations as to how the document should be altered. The Council's preference is for responses to be sent by email to [PlanningPolicy@fylde.gov.uk](mailto:PlanningPolicy@fylde.gov.uk). Alternatively they may be sent by post to Planning Policy, Fylde Council, Town Hall, St Annes Road West, Lytham St Annes, Lancashire FY8 1LW.

## 1 Introduction

- 1.1 Health and wellbeing mean different things to different individuals. It is much more than simply an absence of illness. Health is defined by the World Health Organisation (WHO) as ***“a state of complete physical, mental and social wellbeing, and not merely the absence of disease or infirmity.”*** Wellbeing is a key component of good health, but it is also a much broader concept arising from the action of individuals and a host of collective goods and relationships with other people. Wellbeing can be understood as ***“a positive physical, social and mental state: it is not just the absence of pain, discomfort and incapacity. It requires that basic needs are met, that individuals have a sense of purpose, with which they feel able to achieve important personal goals and participate in society’.***
- 1.2 Health in Fylde is varied compared with the England average. The context of the Borough of Fylde means that there is a higher than average proportion of retired residents and as a consequence, the number of people with dementia is higher than the national average. With an ageing population, this number is likely to increase over the coming years. There is a requirement for activities for young adults and children that promote physical activity which can consequentially influence obesity levels now and in the future. Alcohol consumption is a concern and evidence suggests that road safety improvements are required, with children in Fylde being particularly vulnerable as pedestrians or when cycling (Public Health England, Fylde District Health Profile 2015, Fylde Local Plan to 2032). A higher percentage of people in Fylde are affected by long-term health problems than the national average. These include diseases of the heart and blood vessels, diabetes, kidney disease and stroke. Additionally, there is a disparity in the life expectancies of people living in the most deprived and least deprived areas of the Borough, creating a subsequent disparity in levels of health and wellbeing (Fylde Local Plan to 2032).
- 1.3 The main objective of the Healthy Living SPD is to provide supporting information and guidance to inform planning decisions, which can then have a more positive impact on health and wellbeing of the residents of Fylde. ‘Health and Wellbeing’ is a concept that runs throughout the Vision, Objectives and Cross Cutting Themes of the Fylde Local Plan to 2032 and is consequently truly embedded within its policies and proposals.
- 1.4 The SPD provides guidance to support the policy requirements set out in the Fylde Local Plan to 2032, adopted on the 22<sup>nd</sup> October 2018, and sets out good practice that developers and applicants should follow when submitting planning applications. The SPD should be a material consideration in the determination of planning applications. This SPD has been through the statutory process as required by legislation in order to become a draft SPD. A public consultation was held between November 22<sup>nd</sup> 2018 and January 3<sup>rd</sup> 2019. Comments received during this time were considered and the draft SPD amended to reflect these. The scope of this SPD is limited to the legislative remit of Fylde Council as the Local Planning Authority.



## 2 Planning, Policy and Public Health Context

- 2.1 ***“Health problems such as obesity, chronic heart disease, stress and mental health issues are intricately linked to the physical environments in which people live and work. Planning can promote healthy behaviours, environmental health, mental and physical wellbeing, and greater equity in health.”*** (Royal Town Planning Institute (RTPI), 2014).
- 2.2 The linkages between health and the natural and built environment have long been established, and an increasing body of research indicates that the environment in which we live is inextricably linked to our health across the life course. For example, the design of neighbourhoods can influence physical activity levels, travel patterns, social connectivity, mental and physical health and wellbeing outcomes (Public Health England, 2017).
- 2.3 A key consideration is to ensure that the future needs required to support health and wellbeing are reflected and taken account of in the planning process.

### The Role of the NHS/ Health Responsibilities

#### **The Marmot Review**

- 2.4 In November 2008, the then Secretary of State for Health asked Sir Michael Marmot to chair an independent review to propose the most effective evidence based strategies for the reduction of health inequalities in England from 2010. The final report ‘Fair Society, Healthy Lives’ recommended that the planning system should be fully integrated with transport, housing, environment and health policy. Furthermore, six main policy objectives were published, which concluded that action on these objectives would be the best way to begin to reduce health inequalities.
- 2.5 The objectives are:
- Give every child the best start in life
  - Enable all children, young adults and adults to maximise their capabilities and have control over their lives
  - Create fair employment and good work for all
  - Ensure a healthy standard of living for all
  - Create and develop healthy and sustainable places and communities
  - Strengthen the role and impact of ill-health provision.
- 2.6 Delivering this action requires work by central and local government, the NHS, the third and private sectors and community groups, as national policies will not work without effective local delivery systems. This is supported by the ‘White Paper: Healthy Lives, Healthy People: Our strategy for Public Health in England. Here it is acknowledged that *“local government and local communities will be at the heart of improving health and wellbeing for their populations and tackling inequalities.”* Local delivery requires effective involved decision-making at a local level, which can only happen by empowering individuals and local communities (Marmot, 2010).

### The Wider Determinants of Health

- 2.7 The health and wellbeing of individual people and local communities can be affected by a wide range of factors. These factors concern the society, the environment, the economy and health. They are generally interconnected with one another, as presented in Figure 1:

Figure 1: The Wider Determinants of Health and Wellbeing in our Neighbourhoods.



Source: Dahlgren and Whitehead, 1991.

- 2.8 These determinants of health include the natural and built environment. Spatial Planning can therefore be used to address a wide range of health issues including social isolation, poor air quality, physical inactivity and conditions related to this, such as obesity.

### An Assessment of Local Health and Wellbeing (Lancashire Insight)

- 2.9 The Fylde Health Profile 2017 (PHE), reveals that the health of the Borough's people is varied compared with the England average, however, addressing the wider determinants of health continues to be important in Fylde. Due to the fact the district has a higher than average proportion of elderly residents, mobility, social connectedness and ensuring good mental health are crucial priorities.
- 2.10 The population in Fylde has a growing number of older people. There are already 10% more adults aged over 45 and 8% more adults aged over 65 than the national average. By 2022 it is expected that the number of people aged over 70 will have increased by approximately 28% and by 2030, the number of people over the age of 85 is expected to have doubled. This

will increase the pressure on services as people are much more likely to develop multiple long-term conditions such as diabetes, heart disease, breathing difficulties and dementia. (The Fylde and Wyre Clinical Commissioning Group).

- 2.11 Whilst the life expectancy for men and women is similar to the England average, life expectancy is 8.7 years lower for men and 8.8 years lower for women in the most deprived areas of Fylde compared to the least deprived areas. This emphasises the critical nature of inequalities in terms of health outcomes.
- 2.12 The number of children classified as obese in Year 6 (15.6%) is better than the England average as is the number of children (14%) who live in low income families.
- 2.13 The rate of alcohol-related harm stays per year stands at 585 and the rate of self-harm hospital stands at 175 stays per year, both worse than the England average. Additionally, the rate of people killed and seriously injured on the roads, smoking status at time of child delivery and incidences of new cases of malignant melanoma are worse than average. However, rates of sexually transmitted infections, tuberculosis, violent crime and long term unemployment are better than average.

#### **The Fylde and Wyre Clinical Commissioning Group (CCG)**

- 2.14 The Clinical Commissioning Group for Fylde and Wyre consists of 19 GP practices which provide care for over 150,000 registered patients. Blackpool Teaching Hospitals NHS Foundation Trust is the main provider of secondary health care for the area whilst the Lancashire Care Foundation Trust is the main provider of inpatient and specialist community mental health and learning and disability services.
- 2.15 CCGs around the country are encouraging all GP practices to become part of a local Primary Care Network (PCN). Based around a GP's list of approximately 30,000-35,000 patients, PCN'S incorporate general practice and other partners in community and social care. These systems can provide care on a scale small enough for continuous care, but large enough, in their partnerships with others in the local health system to be resilient (NHS PCNs, 2018). The networks provided by a PCN can result in early detection of conditions and can give patients the confidence to manage their conditions away from a hospital setting. Self-care will be promoted and enabled through social prescribing and community empowerment (Healthier Lancashire and South Cumbria). This is a component of a wider prevention framework.

#### **The Lancashire Health and Wellbeing Strategy**

- 2.16 The Lancashire Health and Wellbeing Strategy was developed by Lancashire's Health and Wellbeing Board. The ambition for the strategy is that it will enable productive collaborative working to "deliver real improvements to the health and wellbeing of Lancashire's citizens and communities."

2.17 Informed by intelligence from the Joint Strategic Needs Assessment for Lancashire<sup>1</sup>, it is apparent that there is a need to focus work to deliver the strategy across the whole life course, with coordinated interventions in childhood, adulthood and old age. The Health and Wellbeing Board agreed on three overarching goals for the strategy, which need to be achieved by the year 2020. These are:

- Better Health and Wellbeing
- Better Care and
- Better Value

2.18 These three goals are used in the Fylde Local Plan to 2032 to help achieve Policy HW1 – Health and Wellbeing.

**Securing our Health and Wellbeing: Report of the Lancashire County Council Director of Public Health and Wellbeing**

2.19 ‘Securing our Health and Wellbeing’ was produced by the Director of Public Health at Lancashire County Council. The report describes the position of health and wellbeing in Lancashire, noting the challenges faced and the opportunities available to improve health and wellbeing in Lancashire.

2.20 Following an introduction to Lancashire, the report uses the wider determinants of health model to place a focus on the wide range of socioeconomic and environmental determinants (SEEDs) that influence health and wellbeing. The planning system plays a valuable role in addressing many of these. The variations in health inequalities, life expectancy, and their impact on the wider economic system are also discussed alongside the requirement for the promotion of healthy living environments. The report suggests this can be achieved by addressing the variation in road safety (particularly for children), housing standards, fuel poverty, access to green space and cycling and walking paths across Lancashire.

**NHS England’s Five Year Forward View**

2.21 The Five Year Forward View, published in October 2014 by NHS England sets out a clear direction for the NHS. It provides the scope for developing and providing sustainable and personal health and care services over the next 5 years (NHS Confederation, 2015).

2.22 The Five Year Forward View identifies three areas that have a large and ever widening gap between current NHS resources and the demand on the service. Fundamental change is needed to close the following gaps:

- Health and Wellbeing,
- Care and Quality; and
- Funding and efficiency.

---

<sup>1</sup> An assessment that aims to describe the current and future health, care and wellbeing needs of the local population.

- 2.23 Based on these, the key points and recommendations emerging from the 5 Year Forward View include:
- More needs to be done to tackle the “root causes of ill health”. The plan backs “hard hitting action on obesity, alcohol and other significant health risks, noting that the future sustainability of the NHS depends on a fundamental upgrade in prevention and public health.”
  - The plan commits to giving patients more control over their own care. It includes the option of combining health and social care and increased support for carers.
  - It claims that the NHS must change to meet the needs of the patients who are living longer and have more complex conditions. As a result their needs are more demanding. The plan sets out new models of care that “break down the boundaries between traditional healthcare settings, physical and mental health and health and social care”.
  - It sets out measures needed to develop and deliver the new models of care. (Nursing Times, 2014).
- 2.24 The Next Steps of the NHS Five Year Forward View was published in 2017 to review the progress so far and present steps for further improvement. The Next steps document is split into a number of different categories including mental health, primary care, integrating care locally and harnessing technology and innovation.
- 2.25 Whilst some actions can be brought about by the NHS itself, other actions require new partnerships with local communities, local authorities and employers (NHS, 2014). Local authorities have statutory responsibilities for improving the health of their communities. Actions such as limiting hot food takeaways in close proximity to schools, taking action on alcohol and smoking, promoting developments suited to lifetime living, designing developments that promote activity such as cycling and walking and the ability for self-care are a number of measures that could result in positive outcomes.

#### **Healthy New Towns (A collaboration between health and planning)**

- 2.26 In the NHS Five Year Forward View, a commitment was made to dramatically improve population health and integrate health and care services as new places are built and take shape. In March 2016, the head of NHS England announced plans to create ten NHS-supported ‘Healthy New Towns’ across the country with the potential to provide more than 76,000 new dwellings for approximately 170,000 residents.
- 2.27 Combining the need to accelerate housing numbers with the principles laid out in the Five Year Forward View, the Healthy New Towns Programme explores how new housing developments can achieve improved health outcomes (NHS, Healthy New Town Network Prospectus). Building strong and healthy places and communities can contribute to the reduction of the three gaps referred to in the Five Year Forward View. These are:
- The health and wellbeing gap

- The care and quality gap
  - The funding and efficiency gap
- 2.28 As stipulated in the NHS Healthy New Town Prospectus, good urban and housing design promotes healthy lifestyles and thus can prevent illnesses. Additionally, older people can be supported by the latest technology to live in their homes longer, supporting their independence and overall health. Building new developments provides an essential opportunity to radically reshape health and care services which can assist with the changing needs of the population and contribute to the long term financial sustainability of the NHS.
- 2.29 This is supported by the Chief Executive of the NHS, Simon Stevens:
- 2.30 *“The much-needed push to kick start affordable housing across England creates a golden opportunity for the NHS to help promote health and keep people independent. As these new neighbourhoods’ and towns are built, we’ll kick ourselves if in ten years’ time we look back having missed the opportunity to ‘design out’ the obesogenic environment, and ‘design in’ health and wellbeing”* (NHS England, 2016).
- 2.31 To achieve this successfully, new approaches to shaping the built environment are needed. These could include:
- Building healthier homes and environments that support independence at all stages of life,
  - Tackling unhealthy and obesogenic environments by creating walkable neighbourhoods with improved infrastructure for safe and active travel and more accessible public transport,
  - Providing easy access to healthy and affordable food in the local area,
  - Implementing a new ‘operating system’ for health and care that achieves ‘triple integration’ between primary and secondary care, mental and physical health, and health and social care,
  - Creating connected neighbourhoods, strong communities and inclusive public spaces that enable people of all ages and abilities from all backgrounds to mix; and,
  - Designing healthy workplaces, schools and leisure facilities that make the most of opportunities to encourage physical activity, healthy eating and positive mental health and wellbeing (NHS: The Forward View into Action, 2015).
- 2.32 Places that were planning large scale housing development were invited to take part in the programme by submitting an Expression of Interest. In March 2016, Whyndyke Garden Village was chosen as one of the ten Healthy New Town demonstrator sites. The majority of the site, is located in Fylde Borough with a small part (7.6 hectares) located in Blackpool. An outline planning application has been approved for 1,400 homes - 1,310 in Fylde and 90 homes in Blackpool, of which 30% will be affordable. Additional information on affordable housing will be provided in the Affordable Housing SPD. The ambition for Whyndyke Garden Village is to provide the homes, jobs and services that people need, reducing environmental risks and delivering well designed buildings and urban spaces which will create the conditions for healthy, active lifestyles. Education, employment, leisure, health and

residential accommodation will be provided on the site with the intention to integrate efficiently and effectively with existing settlements.

- 2.33 Whyndyke Garden Village is a key component of the Fylde Local Plan to 2032 and is allocated as a mixed use development site within Policy SL2 and as part of the Strategic Location for Development on the Fylde- Blackpool Periphery. Policy S1 The Proposed Settlement Hierarchy identifies Whyndyke as being a Local Service Centre by 2032. Policy EC1 Overall Provision of Employment Land and Existing Employment Sites allocates 20ha of land within the Whydyke site for employment uses.
- 2.34 The delivery of Whyndyke Garden Village is, understandably, paramount to the success of Policy HW1 – Health and Wellbeing.
- 2.35 The five main priorities for Whyndyke Garden Village are:
- Developing the model of healthcare provision.
  - Pushing the telehealth care agenda.
  - Developing a healthy community facility.
  - Encouraging physical activity.
  - To create a dementia friendly home for life long living.
- 2.36 ‘Putting Health into Place’ is to be published by NHS England in 2019. This will set out national recommendations for change and provide practical tools for anyone involved in creating new places based on 10 broad principles that should be encompassed by the Healthy New Towns. The principles are as follows:
1. Plan ahead collectively.
  2. Plan integrated health services that meet local needs.
  3. Connect, involve and empower people and communities.
  4. Create compact neighbourhoods.
  5. Maximise active travel.
  6. Inspire and enable healthy eating.
  7. Foster health in homes and buildings.
  8. Enable healthy play and leisure.
  9. Provide health services that help people stay well.
  10. Create integrated health centres.
- 2.37 These principles have been included in the Section 106 agreement.

#### **Active Design: Planning for health and wellbeing through sport and physical activity (2015)**

- 2.38 Active Design was published in 2015 by Sport England and Public Health England. With the recognition that the design and layout of where people live can contribute to keeping people active and healthy, Active Design introduces a set of design guidelines through the use of 10 principles that aim to influence movement through appropriate design and layout.

2.39 The ten principles of active design are:

**1. Activity for all**

*Enabling those who want to be active, whilst encouraging those who are inactive to become active.*

**2. Walkable Communities**

*Creating the conditions for active travel between all locations.*

**3. Connected walking and cycling routes**

*Prioritising active travel through safe, integrated walking and cycling routes.*

**4. Co-location of community facilities**

*Creating multiple reasons to visit a destination, minimising the number and length of trips and increasing the awareness and convenience of opportunities to participate in sport and physical activity.*

**5. Network of multifunctional open space**

*Providing multifunctional spaces opens up opportunities for sport and physical activities and has numerous wider benefits.*

**6. High quality streets and spaces**

*Well-designed streets and spaces support and sustain a broader variety of users and community activities.*

**7. Appropriate infrastructure**

*Providing and facilitating access to facilities and other infrastructure to enable all members of society to take part in sport and physical activity.*

**8. Active buildings**

*Providing opportunities for activity inside and around buildings.*

**9. Management, maintenance, monitoring and evaluation**

*A high standard of management, maintenance, monitoring and evaluation is essential to ensure the long-term desired functionality of all spaces.*

**10. Activity promotion and local champions**

*Physical measures need to be matched by community and stakeholder ambition, leadership and engagement.*

2.40 The document acknowledges that active design should be promoted through all planning activity, it can be encouraged through Local Plans and Neighbourhood Plans and will assist in



the creation of sound local and neighbourhood policies. Planners can also use Active Design in determining planning applications.

### **The Role of Planning**

#### **The National Planning Policy Framework (NPPF)**

- 2.41 The NPPF was published in July 2018 and sets out the Government’s planning policies for England and how these are expected to be applied.
- 2.42 In relation to healthy living:
- 2.43 Paragraphs 7-10 of the NPPF acknowledge that the purpose of the planning system is to contribute to the achievement of sustainable development, with paragraph 10 stating that **“a presumption in favour of sustainable development”** is at the heart of the Framework. To achieve sustainable development the planning system has three overarching objectives: economic, social and environmental, which are co-dependent and thus need to be pursued in mutually supportive ways. These objectives should be delivered through the preparation and implementation of plans and the application of policies in the Framework.
- 2.44 Paragraph 8b acknowledges that in order to provide and promote sustainable development, “strong, vibrant and healthy communities” should be supported. This can be done through ensuring the provision of an adequate number and type of homes to meet the needs of the current and future population. Well-designed and safe built environments, with accessible services and open spaces that reflect current and future requirements and support communities health, social and cultural wellbeing, are also vital.
- 2.45 Paragraph 91 asserts that planning policies and decisions should aim to achieve healthy, inclusive and safe places. These places should promote social interaction, be safe and accessible and enable and support healthy lifestyles especially where this would address identified local health and well-being needs. This is supported by paragraph 92 a-e, which highlight the elements required to provide the social, recreational and cultural facilities and services that the community needs. These include planning positively for the provision and use of shared spaces, community facilities and other local services, supporting the delivery of local strategies to improve health, social and cultural wellbeing, and guarding against the loss of valued community facilities.
- 2.46 Paragraph 96 identifies the importance of access to a network of high quality open spaces and opportunities for sport and physical activity in its contribution to the health and wellbeing of communities. This is supported by the Fylde Local Plan to 2032 with the ‘protecting, increasing and enhancing open space, sport and recreation provision and the Green Infrastructure network throughout the Borough’ assisting in the achievement of Strategic Objective 5.
- 2.47 Lancashire County Council's Director of Public Health, through the Health Equity, Welfare and Partnerships service, is collaborating with Lancashire's local planning authorities (LPAs),

including Fylde Council, to take account of local health issues and considerations, through the provision of local health data and advice. Due to the emphasis on partnership working, this SPD takes into account information provided by Public Health and other relevant parties.

### Local Policy

- 2.48 The Fylde Local Plan to 2032, adopted October 2018, together with the Joint Lancashire Minerals and Waste Core Strategy DPD 2009 and the Joint Lancashire Minerals and Waste Local Plan Site Allocations DPD, plus the two Neighbourhood Plans form the statutory development plan for Fylde, although the Neighbourhood Plans only apply to the areas for which they are made. They are not Borough wide development plan documents.

### Fylde Local Plan to 2032

- 2.49 Current planning policy recognises the contribution that planning can make to improving health and wellbeing. The Fylde Local Plan to 2032, adopted on 22<sup>nd</sup> October, 2018, has a number of policies which are intended to help deliver health and wellbeing.
- 2.50 Chapter 10: Health and Wellbeing contains:
- **Policy HW1- Health and Wellbeing.** This policy focuses on integrating public health and planning principles to help reduce health inequalities. It also takes account of the three goals set out in the Lancashire Health and Wellbeing Strategy. It sets out the methods by which this policy could be achieved, including collaborative working with Lancashire County Council and health professionals, seeking appropriate land or financial contributions, safeguarding and encouraging the provision of allotments and garden plots and promoting improvements to cycling and pedestrian routes. Finally, it acknowledges the requirement for a Health Impact Assessment should the screening process demonstrate a need.
  - **Policy HW2 – Community Facilities.** This policy recognises the important role of community facilities in providing the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community. It recognises that when independent (outside) of a new development, co-location should be considered in accessible community buildings, for example, using a hall or a public house as a venue for a post office, or a healthcare facility several days a week. Finally, the policy proposes new locations for community facilities and acknowledges that the loss of any community facility will be resisted unless it can be demonstrated that the facility's continued operation is no longer required or it can be relocated to a location that is equally accessible to its users.
  - **Policy HW3 – Protection and Provision of Indoor and Outdoor Sports Facilities.** This policy recognises that public accessible urban open space, play and sports facilities all have a vital role to play in helping to promote healthier lifestyles. It will provide appropriate indoor and outdoor sports facilities for the Fylde communities by protecting existing indoor and outdoor sports facilities and supporting new indoor and outdoor sports facilities. Finally, it emphasises the importance of major residential developments contributions to new or improved sports facilities where there is a recognised need or increased demand.

2.51 Other relevant policies include:

- **Policy M1 – Masterplanning the Strategic Locations for Development.**

This policy requires that all masterplans for strategic locations for development should meet a list of criteria. Criterion ‘f’ acknowledges the need for an appropriate level of retail, leisure, social, cultural, community and health facilities to meet the needs of the residents of the new development without undermining the characteristics of the existing towns or centres.

- **Policy GD6 – Promoting Mixed Use Development.**

This policy encourages mixed uses on strategic sites. This allows for the provision of local retail centres and access to employment, commercial, leisure, community and recreational opportunities close to where people live and work.

- **Policy GD7 – Achieving Good Design in Development.**

This policy states that development will be expected to be of a high design standard. A high quality built environment and good design which facilitates cycling and walking has a positive effect on the health and wellbeing of a community. Green infrastructure can help make space for nature in urban areas, promote better health and affect people’s sense of wellbeing, defining how they feel about the places where they live. Criterion ‘l’ outlines the requirements for protecting existing natural assets and providing enhancements to open spaces to encourage people to use them. Additionally, criterion ‘m’ states that in line with the Equalities Act, provision must be made for the needs of the specific groups in the community such as the elderly and those with disabilities.

- **Policy EC2 – Employment Opportunities.**

Employment is a wider determinant of health and the effects of unemployment, unstable employment and lack of access to employment can damage long-term health and wellbeing. The availability of land in the Borough for employment opportunities is limited, and thus this policy seeks to retain the continued employment use of existing employment sites. Criterion ‘a’ states that accommodation for employment purposes should be flexible and suitable to meet changing future employment needs and provide for the requirements of local businesses and small firms. This will ensure the provision of a wide variety and accessible employment for local communities into the future.

- **Policy H1 - Housing Delivery and the Allocation of Housing Land.**

This policy states that the Council will provide for and manage the delivery of new housing in Fylde by applying a minimum housing requirement of 415 net homes per annum for the plan period. Sufficient land will be made available to deliver a minimum of 8715 new homes up to the end of the Plan period in 2032. This will increase access to high-quality housing for all.

- **Policy H2 – Density and Mix of New Residential Development.**

Provision of good quality housing is essential to good health. It can be argued that access to high quality, affordable housing in neighbourhoods that promote health and wellbeing is one of the most unequally distributed of all of the social determinants of health. This policy

sets out the requirements for the density and mix of new residential development in the Borough. It recognises that a broad mix of types and size of homes will be required to reflect the demographics and housing requirements of the Borough and different considerations will arise from developments of different densities. Specialist accommodation will be required to meet the ageing need of Fylde's population. The policy states that at least 20% of homes within residential developments of 20 or more homes should be designed specifically to accommodate the elderly, including compliance with optional technical standard M4(3(2A)) (wheelchair-adaptable dwellings) unless it is proved that this would render the development unviable. This policy is supported by Policy H4- Affordable Housing.

- **Policy H4 - Affordable Housing.**

This policy sets out the requirements for the provision of affordable housing in the Borough. With 'affordable housing' recognised as an important wider determinant of health, all market housing schemes of 10 or more homes will be required to provide 30% affordable housing/starter homes unless viability testing demonstrated that this provision would prevent delivery of the development. The policy proceeds to lay out requirements for the tenure and size and type of affordable housing.

- **Policy H5 – Gypsies, Travellers and Travelling Showpeople's sites.**

This policy sets out the requirements for additional pitches or plots for Gypsies, Travellers and Travelling Showpeople in Fylde up to the end of the Plan period. Where additional need is evidenced and cannot be accommodated in the allocated sites, permission for new Gypsies, Travellers and Travelling Showpeople's sites will be granted where all the criteria in the policy can be met. Criterion 'e' states that the site would not be isolated and should be within or proximate to a settlement which can provide education, health, welfare and employment infrastructure. Local environmental quality with respect to noise and air quality should not have a detrimental impact on the health and wellbeing of Gypsies, Travellers and Travelling Showpeople.

- **Policy INF1 – Service Accessibility and Infrastructure.**

Development will be required to provide essential site service and communications infrastructure and support the infrastructure requirements set out in the Infrastructure Delivery Plan. The policy recognises that for Fylde to protect and create sustainable communities, development proposals should contribute towards improvements to existing infrastructure and provision of new infrastructure, as required to meet the needs of the development. This will allow for the provision of infrastructure that can influence the health and wellbeing needs of the community. These will be secured through a Planning Obligation or the Community Infrastructure Levy (CIL).

- **Policy INF2 – Developer Contributions.**

This policy states that development will normally be expected to contribute towards the mitigation of its impact on infrastructure, services and contribute to the requirements of the community. Developments may be required to contribute towards; affordable housing; community facilities providing for the health, spiritual, recreational, leisure and cultural needs of the community; and enhancing the functionality, quality, connectivity and accessibility of the Green Infrastructure network – the network of natural environmental

components and green and blue spaces (such as outdoor sports facilities, open space, parks, allotments, play areas, enhancing and conserving biodiversity and management of environmentally sensitive areas).

- **Policy T4 – Enhancing Sustainable Transport Choice.**

This policy recognises that community health and wellbeing should be improved by providing alternative means of sustainable transport such as walking and cycling. This will be achieved through protecting and enhancing the existing public rights of way network; the provision of additional footpaths, cycleways and bridleways where appropriate; and safeguarding land for the provision of a continuous footpath, cycleway and bridleway network along Fylde's coastline. Utilisation of these methods will also reduce transport emissions, such as carbon dioxide and other greenhouse gases, again having a positive public health impact.

- **Policy ENV1 – Landscape.**

An increasingly strong evidence base demonstrates the positive effects that access to good quality landscapes has on health and wellbeing. This policy seeks to ensure that development will have regard to its visual impact within its landscape context and the landscape type in which it is situated. Supported by the Lancashire Landscape Character Assessment (2002) development will be assessed to consider whether it is appropriate to the landscape character, amenity and tranquillity in which it is situated. The Council will encourage appropriate landscaping on new development sites, which will complement existing natural features such as hedges and ponds.

- **Policy ENV2 – Biodiversity.**

Biodiversity not only provides life-sustaining goods and services but the conservation and sustainable use of biodiversity can provide significant benefits to people's physical and mental health. This policy is concerned with the protection and enhancement of Fylde's biodiversity and geological assets and interests. Additional information can be found in the Biodiversity SPD.

- **Policy ENV3 – Protecting Existing Open Space (the Green Infrastructure Network).**

This policy protects the existing areas of public open space (identified on the Policies Map) from inappropriate development. This includes parks and gardens, amenity greenspace, children's play areas, local areas and local equipped areas for play, youth provision, allotments and sports pitches. Fylde's Public Rights of Way network, comprising footpaths, byways, cycleways and bridleways will also be protected and opportunities to extend the network will be safeguarded from development.

- **Policy ENV4 Provision of New Open Space (the Green Infrastructure Network).**

This policy sets out the amount of new amenity open space that will be required. Opportunities for movement and activity will be maximised, with new housing developments of ten or more homes being required to provide facilities for children's play. The minimum standards of these areas alter depending on the size of the development. Green open space should be safe, accessible, of high quality and be provided as a single central usable facility. Where there is an identified over-provision of open space in close proximity to the application site, the monies generated from the development of the site and development in close proximity to it will be used to enhance the quality of, and accessibility to, the existing open space network.

### **Neighbourhood Plans**

- 2.52 Neighbourhood Plans give communities greater ownership of the plans and policies that affect their area and give direct power to develop a shared vision and shape the growth and development of their local area (Planning Practice Guidance, 2014). The Neighbourhood Plans formed by communities within Fylde should be in conformity with the strategic policies presented in the Fylde Local Plan to 2032.

### **St. Annes on the Sea Neighbourhood Development Plan**

- 2.53 The St. Annes on the Sea Neighbourhood Development Plan (NPD) acknowledges the vital role of the provision of Green Infrastructure as a community facility to improve health and wellbeing. Policy EN2 – Green Infrastructure - of the St Annes on Sea NPD states that new open spaces should “be accessible and where possible, connect and enhance the existing green infrastructure network within St. Annes. Provision of open space should be in advance of relevant developments being occupied and should also be accessible to people with disabilities and be dementia friendly.” This is delivered by Policies ENV3 (Protecting Existing Open Space (Part of the Green Infrastructure network)) and ENV4 (Provision of New Open Space (Part of the Green Infrastructure network)) of the Fylde Local Plan to 2032. Additionally, it is also recognised that a well-developed Green Infrastructure network linked with safe pedestrian and cycle networks will serve to encourage greater levels of exercise with consequent benefits to health and wellbeing.
- 2.54 The importance of community facilities is recognised within Policy CH1- Community Facilities of the St. Annes on the Sea NDP, which mirrors Policy HW2 – Community Facilities – of the Fylde Local Plan to 2032. The provision or if necessary the re-provision of high quality community facilities is considered essential for the health and wellbeing, social, educational, spiritual, recreational and leisure and cultural needs of residents, visitors and businesses.

### **Bryning with Warton Neighbourhood Plan**

- 2.55 The provision of access to health services such as GP's and dentists, is immediately noted as an issue for the Warton community, with residents having to travel at least 2 miles to reach these services. The Bryning with Warton NDP acknowledges that the area is a Strategic Location for Development (Policy SL3) in the Fylde Local Plan to 2032 so for this to be sustainable, community facilities, education provision, local retail centres and health care provision need to be included within the infrastructure delivery schedule and provided for through developer contributions.

- 2.56 Mirroring Policies in the St. Annes on Sea NDP and the Fylde Local Plan to 2032, Policy BWLC12 of the Bryning with Warton NDP focuses on 'Community, Leisure Facilities and Open Spaces'.
- 2.57 The policy states that proposals to improve and/or provide centrally located community facilities will be supported. There is a recognised lack of provision for young people in Bryning with Warton which is an issue that needs addressing. Enhancing the quality of community facilities and open space will enhance its value to the local community and result in increased usage. This will have a positive impact on the physical and mental health and wellbeing of the residents of Bryning with Warton.





## 4 Healthy Places

4.1 The World Health Organisation refers to healthy places as:

*“The place or social context in which people engage in daily activities in which environmental, organisational and personal factors interact to affect health and wellbeing.”*

4.2 Public Health England defines healthy placemaking as:

*“Placemaking that takes into consideration neighbourhood design (such as increasing walking and cycling), improved quality of housing, access to healthier food, conservation of, and access to natural and sustainable environments and improved transport and connectivity.”*

4.3 It is clear from these definitions that there are multiple components required to create a healthy place. As the Design Council (2018) affirms, it “cuts across built environment stakeholders, physical and social infrastructure and fundamental changes are required in order to facilitate a positive impact on health and wellbeing.”

4.4 Planning Policy Guidance (PPG) acknowledges that *“a healthy community is a good place to grow up and grow old in”*. In these cases, the community should support healthy behaviours and support reductions in health inequalities.

4.5 In 2013, Public Health England (PHE) set up the Healthy Places Programme. This recognised that the places people live and the homes in which they live can have a significant impact on their health and wellbeing.

4.6 Although it is difficult to precisely quantify the impact of the natural and built environment on health, there is consistent research to support the notion that a majority of health outcomes can be explained by factors other than healthcare (PHE, 2017). This can include the nature of the places people live, work, learn and spend their leisure time in. Therefore, healthy places can be centred upon six different aspects of the built and natural environment, which in turn can influence healthy living. These are:

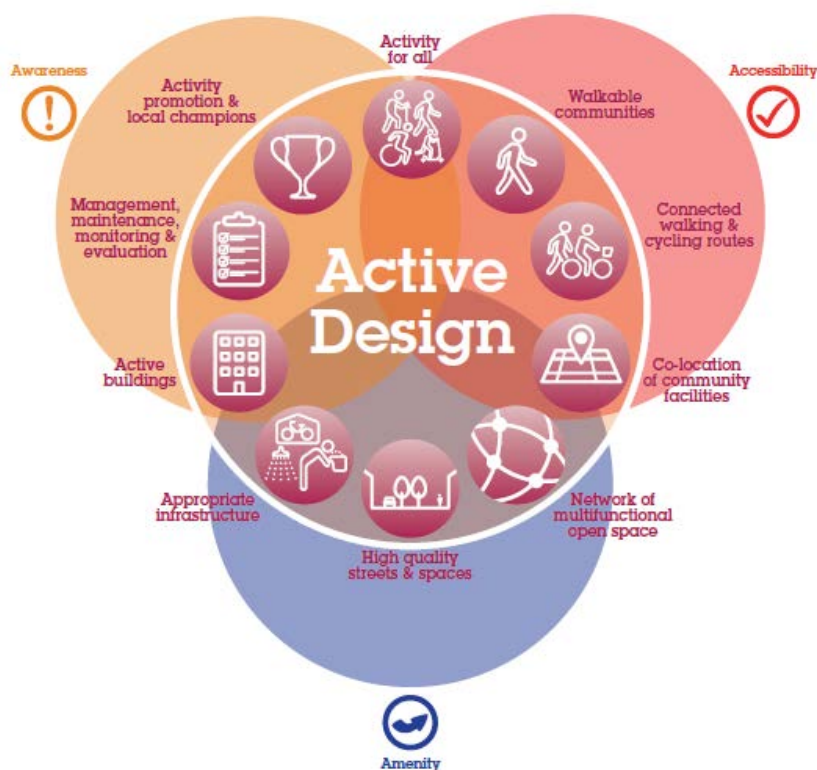
- Neighbourhood design,
- Housing,
- Healthier food choices,
- Natural and sustainable environment, and;
- Movement and access
- Healthy Workplaces

4.7 The design of buildings, streets, parks and neighbourhoods can support good physical and mental health, help reduce health inequalities and improve wellbeing, of which additional information will be provided in the Good Design SPD. These environments should be safe, convenient and accessible, with a well-designed built environment and interesting, stimulating public spaces and social infrastructure that will encourage community participation and social inclusion for all population groups. This would aid people to lead

active and healthy lifestyles, promote active play and cycling and walking, and create healthy living environments for people of all ages (PPG, 2017).

- 4.8 Consequently, the importance of creating active environments that make physical activity the easiest and most practical option in everyday life, is emphasised by Sport England. Their Ten Principles of Active Design, presented in Figure 2, aim to offer the greatest potential for communities to lead active lifestyles.

Figure 2: The Ten Principles of Active Design



Source: Sport England, 2015

- 4.9 The Active Design Principles can be applied both to new developments and to assist the enhancement of existing places. Whilst not all of the Principles will be appropriate for a given scenario or setting, achieving as many of the Active Design Principles as possible will maximise the opportunities for active lifestyles (Sport England).
- 4.10 Applicants will be encouraged to include Active Design Principles within their applications. Examples of good practice and successful implementation can be found by following the link below: <https://www.sportengland.org/facilities-planning/active-design/>
- 4.11 A checklist of the Active Design Principles, supplied by Sport England can be found in Appendix B.

- 4.12 There are many strategies and plans in place across Fylde that encompass the aspects in this section to try and improve the health and wellbeing of local communities. Opportunities to engage in physical activity are encouraged and promoted through initiatives such as the 'Walking for Health' group. This combines physical activity across a variety of different terrains, involving exposure to green and blue infrastructure networks, with a social element that is equally important for health and wellbeing. It is recognised that green and blue infrastructure has a significant role to play in promoting health and social inclusion, particularly in tackling physical inactivity, obesity, and in reducing stress. The YMCA's 'Your Move' programme utilises a team of specialists to support over 2000 local adults, children and families in overcoming health conditions and making improvements to their daily lives (YMCA, 2018). Sessions are operated from community centres and gyms across the Fylde Coast. These programs highlight how good placemaking can be utilised to improve health and wellbeing within a community.
- 4.13 The construction of the Healthy New Town Demonstrator, Whyndyke Garden Village provides ultimate potential to embed 'healthy place' principles from the start of a development process instead of trying to apply them in hindsight. At Whyndyke, community, health and employment facilities will be located close together in a mixed use neighbourhood, as stipulated in Policy SL2 of the Fylde Local Plan to 2032. The Whyndyke Garden Village Board are working to develop a model of healthcare provision, pushing the telehealth care agenda and the use of smart home digital technology, developing healthy community facilities, encouraging physical activity and creating lifelong homes. The ten guiding 'healthy' principles will be utilised throughout to ensure that features that contribute to healthy places and encourage a state of healthy living are maximised within Whyndyke at every available opportunity. It is proposed that the benefits of these initiatives are, where possible, rolled out into other new developments to enable the creation of healthier environments for those developments and the areas surrounding them.
- 4.14 This will support the development of healthy places and homes within Fylde, which ensure that health inequalities are considered and addressed when planning, developing and improving the built environment.
- 4.15 Sections will be added on digital technologies and community engagement after further discussions with the Whyndyke Garden Village Healthy New Town Board.

## 5 Healthy Living

- 5.1 People's lifestyles are heavily influenced by the wider determinants of health, shown in Figure 1. Although people appear to make individual choices about the factors that influence their health, these decisions are influenced significantly by social norms and the range of choices available. For example, people who live in obesogenic environments find it harder to incorporate elements that contribute to a state of healthy living into their day to day life. The planning system has the potential to influence a wide range of lifestyle choices and behaviours, such as healthy eating and physical activity. The promotion of good quality local employment, affordable housing, environmental sustainability, education and skill development can also help to address health inequalities in an area.
- 5.2 In a report conducted by The Health Foundation (2016) it was suggested that people need to have the physical and psychological capability to perform the behaviour, strong automatic and reflective motivation to engage with the behaviour, and the social and physical environment to engage with the behaviour. Therefore, the way in which a place is designed can clearly influence a person's choice or action. Targeted policy and system changes in a community can help overcome obstacles and barriers to the necessary behaviour change required to achieve health and wellbeing.
- 5.3 Increased activity is an essential aspect of healthy living. According to Sport England's Active Lives Survey, 25.6% of adults are currently inactive and more than one in four do fewer than 30 minutes of physical exercise per week. 1 in 6 deaths can be directly related to inactivity – the same as smoking. Inactivity not only has consequences for health but it also places a substantial burden on the health services through the treatment of long term conditions and the cost of social care arising from the loss of functional capacity. As life expectancy increases there will be huge potential to derive benefits to health and social care services from increasing activity (Start Active Stay Active, 2011). The mental health benefits of physical activity are also well recognised.
- 5.4 Sport England have analysed the effects of inactivity and the benefits of increased activity. Further information can be found by following the links:
- 5.5 <https://www.sportengland.org/research/active-lives-survey/>  
and <https://www.sportengland.org/our-work/health-and-inactivity/>
- 5.6 Health and wellbeing is embedded throughout the Fylde Local Plan to 2032, and as a result it includes a number of Policies that support the provision of healthy places by advocating changes to behaviour and encouraging people to make healthier choices.
- 5.7 It has been evidenced that it is essential for residents to incorporate healthy choices into their daily routine, and the environment in which they live needs to reflect this.
- 5.8 For example, the design and location of where people live significantly influences how people travel. A mixed use neighbourhood with well-designed and well established cycle ways and pedestrian footpaths should reduce the need to travel by car and provide the

environment for people to actively want to take up more physical means of mobility. Creating mixed use developments enables people to live closer to the services they need and use regularly providing opportunity for people to walk and cycle to local facilities and employment. As a result, active travel can be normalised (sustrans). Policy GD6 of the Fylde Local Plan to 2032 states that mixed use development should be encouraged particularly on strategic sites.

- 5.9 The availability of community facilities can influence people to attend events and join certain groups, as noted in Policy HW2 of the Fylde Local Plan. Co-located and integrated community facilities provide a space that facilitates physical activity, social interaction and helps to develop a sense of community. This helps to support healthy communities, enhance wellbeing and build social networks (Healthy Active by Design, 2018).
- 5.10 Engaging in community based activities can have a positive effect on health and wellbeing. In Fylde for example, yoga classes, health walks and walking sports classes held at local community facilities help to promote physical activity for all ages. Knitting groups, herbalist clubs and an open garden at the facilities at Park View 4U encourage people to learn or practice a skill and increase activity whilst providing the opportunity to socialise. These networks are proven to continue outside of the sessions and could help reduce the high levels of social isolation in the Borough.
- 5.11 Community facilities have often been designed with a single use in mind, and built for separate sections of the community resulting in them being underutilised and not available for the whole community. Shared use of community facilities can ensure equitable access for the community. The importance of this concept, especially in terms of health care provision, is being increasingly recognised. Community facilities can provide the social infrastructure for people to have equitable and convenient access to innovative models of local healthcare services and help to deliver criterion b) 2) of Policy HW1 in the Fylde Local Plan. With an increasing focus on preventative medicine and self-care, it has been identified that self-care programmes can be established and run from multi-use community facilities.
- 5.12 Self – care can involve:
- Making healthy lifestyle choice - such as physical activity and healthy eating, which allow the maintenance of good health and the prevention of illness.
  - Responsible use of all medicines
  - Self-recognition of symptoms - which involves assessing and addressing symptoms, if necessary in partnership with a healthcare professional (not necessarily a doctor).
  - Self-monitoring - which involves checking signs and symptoms for deterioration or improvement.
  - Self-management - which includes being able to manage the symptoms of disease, either alone or in partnership with healthcare professionals or other people with the same health condition. (World Self-Medication Industry)
- 5.13 Through these programmes, patients with often long-term conditions can be given assistance and education to allow them to recognise, treat and manage their own health. Groups provided for patients with similar conditions can also provide a platform for sharing knowledge and experience, as well as providing opportunity for socialisation, which has

subsequent health and wellbeing benefits. People can also be signposted to more appropriate services.

5.14 Benefits of self-care include:

- A reduced number of GP visits and outpatients visits
- Improved medicine use
- Reduction of hospital admissions
- Improved health awareness (The Pharmaceutical Journal, 2014).

5.15 This section highlights the importance of 'healthy places' in providing their communities with high quality, easy opportunities to make healthy choices and carry out actions consistent with a state of 'healthy living'. It should be made easy for 'Healthy Living' to become a way of life. Both of these themes run consistently throughout the considerations in this SPD.

## Key Considerations

### 6 Healthy Food Environment

#### *Nutrition and Health*

- 6.1 Access to an environment that encourages healthy eating is recognised to improve long term health. Eating a healthy, balanced diet can help people to maintain a healthy weight, reduce the risk of conditions such as Type 2 diabetes and high blood pressure and is associated with higher academic performances amongst children. Healthy eating is defined by the NHS (2017) as *“eating a wide variety of foods in the right proportions and consuming the right amount of food and drink to achieve and maintain a healthy body weight.”* The current government guidelines for healthy eating include consuming more fruit, vegetables and starchy carbohydrates, reducing levels of sugar and salt and limited alcohol consumption (NHS, 2017).
- 6.2 However, healthy eating can be influenced by a number of factors including deprivation, a perceived lack of time and a lack of knowledge surround healthy eating. More socially disadvantaged people and households have poorer dietary-related health outcomes and behaviour than more affluent households. Families on low income are less likely to be able to afford fruit and vegetables or experiment with healthy foods.
- 6.3 Other barriers to healthy eating include:
- Perceived cost of healthy or nutritious food,
  - Lack of knowledge or education around food preparation and healthy eating,
  - Poor accessibility to affordable food,
  - Unclear food labelling; and,
  - The marketing of high fat and high sugar foods to children (NHS, 2017).
- 6.4 The built environment has great potential to positively impact on eating habits. The provision of units selling fruit and vegetables and the restriction of hot food takeaways in communities has been recognised to influence residents’ health (TCPA, 2016). In addition, the provision of food growing spaces such as allotments, and food growing spaces near community facilities or places of work can encourage people to grow and eat their own food, often fruit and vegetables (TCPA, 2016). These concepts have also been encapsulated within the Healthy New Town principles.

#### *Excess Weight and Obesity in Fylde*

- 6.5 Obesity is one of the biggest health challenges facing the UK, with significant negative health consequences and a huge wider cost to society. Being overweight or obese is linked to a wide range of diseases including: type 2 diabetes, high blood pressure, some cancers, heart disease and stroke (PHE, 2018). Obesity can also be associated with poor psychological and emotional health and poor sleep (PHE, 2018). Some of the impacts of obesity are presented in Figure 3:

Figure 3: The impact of obesity on health



Source: PHE, 2018

- 6.6 The obesity epidemic in England has attracted considerable policy attention in recent years with the 2008 publishing of 'Health Weight, Healthy Lives' encouraging local authorities to use planning regulations to provide less obesogenic environments. These are environments that promote more activity and healthier eating.
- 6.7 In Fylde, 68.1% of adults (age 16+) have excess weight, which is significantly worse than the England average of 64.8%. Eight of Fylde's 21 wards have a reception year obesity rate of 10.9% or higher which places them in the worst 20% nationally. These are: Clifton; Freckleton West; Kirkham North; Kirkham South; Medlar with Wesham; Ribby with Wrea; St. John's and Warton with Westby.
- 6.8 Comparing childhood obesity rates to levels of deprivation by ward is complicated in Fylde as the percentage will be affected by the significant number and distribution of rural primary schools. People often travel long distances by car so their children can attend certain rural primary schools. A child's height and weight is recorded by the ward in which the primary school is located and not their home address. This should be taken into consideration when assessing childhood obesity by ward in Fylde.
- 6.9 Despite pockets of deprivation in St. Annes, it has not been identified as an area with high levels of childhood obesity. There are many primary schools within a relatively small area in St Annes which means that children from deprived wards may be distributed at a number of different primary schools. Also, children in St. Annes are more likely to live in a close proximity to the primary school they attend, creating increased potential for active travel,



either on foot, or bike. This is a well-recognised as an element that mitigates the onset of excess weight and obesity.

### ***Hot Food Takeaways (Healthy Places)***

- 6.10 Takeaway foods have become increasingly popular and are considered to be a key driver in increasing levels of excess weight and obesity due to their high levels of sugar, salt and fat, as well as low levels of micronutrients (The Royal Society for Public Health, 2015). Studies have determined that hot food takeaways are most likely to be concentrated in deprived areas. There are suggestions that this is due to the 'increased availability of premises, less community resistance to planning applications, and lower rents, as well as greater demand for cheaper and calorie dense food' (The Royal Society for Public Health, 2015). Over 25% of calories are now thought to be consumed outside the home and meals obtained in hot food takeaway outlets often exceed recommended daily requirements for energy, fat, sugar and salt, thereby increasing the risk of becoming overweight or obese if eaten regularly. For this reason, Public Health England's "Healthy People, Healthy Places" strategy supports the government's place based approach to health. It states that *"the government will promote planning powers to local authorities and PCT's to highlight the impact they can have on promoting a healthy weight, for instance through managing the proliferation of fast food outlets, particularly in proximity to parks and schools"*.
- 6.11 Although in some locations, the provision of Hot Food Takeaways can be advantageous where other trades are failing, and they bring a footfall into quieter areas this does not outweigh the negative impact they have on health and must be viewed in context with the long term cost to healthcare and the wider community.
- 6.12 It is also evident that Hot Food Takeaways are only a small part of the problem and a whole system approach is required in tackling obesity. With the link between planning and health becoming increasingly documented, Lancashire County Council Public Health and Wellbeing team are working with district councils to investigate how certain spatial initiatives, focussing on obesity, can be implemented. Restricting access to unhealthy food is considered a practical and sustainable method of initiating the battle against excess weight and so some Local Authorities have been using the planning system to restrict the development of, and opening times of hot food takeaways.
- 6.13 Criterion g) of Policy HW1 of the Fylde Local Plan to 2032 (Appendix A1) is concerned with the health and wellbeing of Fylde's residents. Criterion a)-g) describe how this will be achieved and Criterion g) states 'The reduction of health inequalities and initiatives to facilitate healthier lifestyles will be supported, where these can be delivered through the planning system. The Hot Food Takeaway Advisory Note published by Lancashire County Council evidences a link between hot food takeaways and obesity. Therefore, there is a strong local policy basis and associated evidence to support the control of hot food takeaways.
- 6.14 Planning applications for A5 use classes (Hot Food Takeaway) will be assessed in relation to all of the following principles:

- **A restriction on new A5 uses within wards where more than 10% of reception pupils are classed as obese**

Hot Food Takeaways will only be permitted in wards where less than 10% of reception children are obese and where the proposal accords with the Development Plan and material considerations. These wards are: Ansdell, Ashton, Central, Elswick and Little Eccleston, Fairhaven, Freckleton East, Heyhouses, Kilnhouse, Newton and Treales, Park, Singleton and Greenhalgh, St. Leonards and Staining and Weeton.

- **A 400m control zone surrounding secondary schools**

Hot Food Takeaways will only be permitted on sites outside the 400m control zone shown in Appendix C, and where the proposal accords with the Development Plan and other material considerations. The restriction does not apply to control zones which fall within town centres, as defined on the Fylde Local Plan to 2032 Policies Map. Preventing the development of new hot food takeaways around secondary schools limits access for children with financial ability and time spent outside of the school during school hours and can have a positive impact on eating choices.

- **In the wards with less than 10% obesity in Reception Class children, hot food takeaways will only be permitted where they do not result in a clustering of hot food takeaways in deprived areas.**

Consideration should be given to the location of new hot food takeaways outside town centres to prevent over proliferation in certain deprived areas and to discourage residents from making unhealthy food choices. A5 uses will only be permitted in the town centres defined on the Fylde Local Plan to 2032 Policies map. This is to support Policy EC5 Vibrant Town, District and Local Centres. Applications for A5 uses outside of defined town centres will be assessed in relation to clustering and also in relation to the Development Plan and material considerations.

- 6.15 Additional work will be carried out to survey locations of existing hot food takeaways and develop a definition of clustering and a level of deprivation where this would apply.
- 6.16 The importance of joined up healthy weight strategies are well-acknowledged. There are many opportunities within Fylde to get involved with activities that support the intended outcomes of Hot Food Takeaway restraints. These include events that promote physical activity, such as the 'Your Move' scheme and the Fylde Health Walk. The opportunities to improve obesity levels through food choice can be further improved through increased education and dietary awareness and more opportunities for people to grow their own food.

***Opportunities for Food Growing (Healthy Places and Healthy Living)***

- 6.17 Growing your own food not only helps to save money but it is good for environmental sustainability, education and skill development, encouraging exercise and helping people to

make healthier dietary choices. It is, therefore, a beneficial mechanism for promoting good wellbeing.

6.18 To improve physical health, food growing projects can:

- Increase overall levels of physical activity and fitness, burn more calories and thus can contribute to healthy weight management and reduce the risk of obesity; and,
- Increase healthy fruit and vegetable consumption for people that grow food as well as improving people's attitude to healthy eating (Sustain, 2014).

6.19 To improve mental health, food growing projects can:

- Contribute to improved social interactions and community cohesion,
- Reduce the occurrence of episodes of stress, the severity of stress and associated depression; and,
- Alleviate symptoms of dementia and Alzheimer's disease, which can in turn improve circumstances for carers (Sustain, 2014).

6.20 Paragraph 10.21 of the Fylde Local Plan to 2032 states that:

6.21 *"Community food growing schemes including the 'landshare' initiative where local landowners lease out their land to local residents to use for food growing purposes, can help counter this [obesity and its associated health issues] by providing fresh, affordable food and also promote physical activity and social inclusion. It is important, therefore, to safeguard allotments and other urban land that can support local food growing."*

6.22 This backs the view that there are numerous benefits to being able to grow your own food which is further corroborated by a strength of evidence demonstrating the benefits of gardening and food growing for physical and mental health and wellbeing.

6.23 Allotments are the plots of land made available for individual, non-commercial gardening or growing food plants. They provide opportunities for exercise, getting fresh air and increasing consumption of home grown fruit and vegetables. In Fylde at present, housing is relatively low density with a large proportion having their own garden space suitable for food growing. However, future demand may require changes to how allotment space is allocated. This presents an opportunity for the 'designing in' of allotments in new developments. This would provide for people living in gardenless flats to have access to, and reap the benefits of food growing and engaging with the outdoors.

6.24 Fylde Council recognises the importance of allotments as an important component of the Green Infrastructure network and they are consequently protected from inappropriate development under Policy ENV3 (Appendix A5) of the Fylde Local Plan to 2032. Policy HW1 (Appendix A1) recognises the health and wellbeing benefits of allotments and garden plots and thus seeks to safeguard and encourage their provision.

6.25 There are a number of allotments in Fylde. These are:

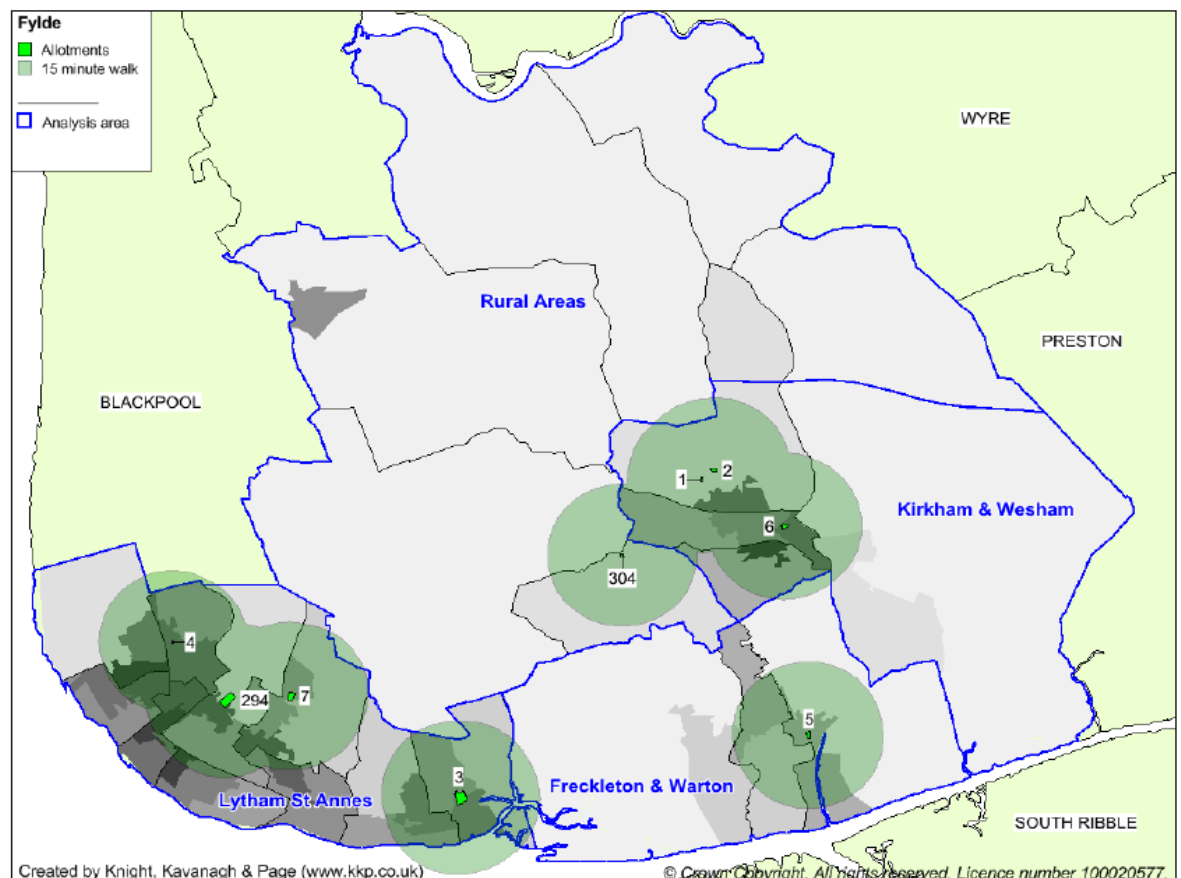
- Moss Hall Lane Allotments
- Mythop Road Allotments
- Shepherd Road Allotments
- Blundell Road Allotments
- Croft Butts Lane and Naze Lane Allotments
- Off School Lane, Kirkham Allotments
- Rear of Morland Avenue, Wesham Allotments
- Fleetwood Road, Wesham Allotments
- Wrea Green Allotments
- Church Road Allotments

6.26 Details of these can be found on the Fylde Borough Council Website.

6.27 The Fylde Borough Council Open Space Study (2016) identified that there are deficiencies in some resources that contribute to the Green Infrastructure network, including allotment space. It also highlighted inadequate access to some of these assets.

6.28 The Open Space Study assessed allotment space based on four analysis areas: Freckleton and Warton, Kirkham and Wesham, Lytham St. Annes and Rural Areas, shown in Figure 4. It identified catchment gaps in the Freckleton and Warton and Kirkham and Wesham, with significant gaps in the Rural Areas. There are waiting lists for allotment spaces in all of the analysis areas.

Figure 4: Allotments mapped against analysis area



*Source: Fylde Borough Council Open Space Study, 2016 (created by Knight, Kavanagh and Page)*

- 6.29 The Council have evidenced a shortage of allotment spaces, with allotments in all analysis areas having a waiting list. Therefore applicants are encouraged to allocate space for allotments or community food growing space within their proposals, particularly within significant housing developments.
- 6.30 Open spaces should be well integrated into development and assist in meeting the needs and demands of the local community.
- 6.31 Opportunities for growing your own food can be provided through a variety of mechanisms such as the provision of a garden within the working environment or be catered for by community led projects. Through the enablement of community leadership and empowerment by means of encouraging participation in the planning, designing and management of food growing spaces, it is possible to improve health and wellbeing and ultimately reduce health inequalities in the local area.
- 6.32 Initiatives that promote community engagement in this manner are becoming increasingly popular, with the benefits widely recognised. An example of this includes:
- Incredible edible ([incredibleedible.org](http://incredibleedible.org))
- 6.33 Incredible Edible is a network encouraging areas across the UK to become self-sufficient and improve the local community. The Incredible Edible Network was set up in 2012 in response to the popularity of the original group in Todmorden. Since then, the number of Incredible Edible groups in the UK has risen from 25 to over 100.
- 6.34 It seeks to:
- “Engage and inspire new groups who have decided to take up the challenge of creating kinder, more confident, more connected communities through the power of food,
  - Build up, empower and connect existing groups to help them continue to deliver ever increasing impact in their own communities; and,
  - Act to amplify the grass roots actions in order to inform and influence national and local policy in order that these policies may create kinder communities.”
- 6.35 In Rossendale, Lancashire, people visiting Rawtenstall’s Whitaker Park can pick their own free fruit and vegetables in the community garden. The garden, ‘Incredible Edibles Rossendale’ is looked after by volunteers and actively encourages anyone passing to pick and eat the food. This not only impacts on the health and wellbeing of the volunteers, but encourages people not involved in the project to eat fresh, home grown produce.
- 6.36 In Fylde, Incredible Edible Fylde and Wyre is held at Lytham Allotments. Its primary aim is to support adults and older people from a range of backgrounds, including those who are looking for friendship, those suffering from social isolation and loneliness and those who may have disabilities, alcohol misuse problems, weight problems or mental health issues. The Incredible Edible Fylde and Wyre has seen significant successes, such as its involvement

in the 'Larkholm for All' project in Fleetwood, Wyre, where unused land is being transformed into a community garden. The project has been successful in bringing people who use the Larkhome Disability Day Centre, and the local community close together. The importance of the scheme has been recognised in terms of encouraging people who live locally and use the day centre to cook and use the produce from the garden and eat more healthily (Incredible Edible Network, 2018).

### ***Workplace allotments***

- 6.37 There are a variety of workplaces which could be suited to workplace growing projects. The workplace allotment gives staff the opportunity to grow healthy produce, exercise and meet new people.
- 6.38 British Airways has offered employees allotment plots at its headquarters near Heathrow Airport to help improve their general health and wellbeing. There is also a social network page on which people can share recipes for their produce and offer advice on growth strategies. The scheme has also been implemented at Manchester Airport, university sites and other private businesses as an employee benefit.
- 6.39 The Fylde Coast Sub-region which comprises of the Fylde, Wyre and Blackpool authorities has strong commuting flows between the three areas, indicating a vibrant and interdependent employment market. Strategic employment sites within the Fylde Borough such as the BAE Systems, Warton and Blackpool Airport Enterprise Zones and other smaller employment areas and businesses provide extensive opportunities to design in work place allotments. Due to the strong commuter flows, this will not only have an impact on the workplace health and wellbeing of employers in Fylde but also transfer healthy behaviours to the wider Fylde sub-region.
- 6.40 Provisions of workplace allotments or community food growing spaces in new and existing employment areas will be encouraged.

### **Whyndyke Garden Village Healthy New Town**

- 6.41 Whyndyke Garden Village Healthy New Town will assist in addressing major healthcare problems such as obesity by encouraging people to exercise more and eat well. The provision of allotments, as stipulated in the Section 106 agreement, will contribute to the provision of fresh, affordable food, whilst promoting physical activity. Policy HW1 supports this fully. It will also promote opportunities for social inclusion and enables community leadership and participation in the planning, design and management of a person's environment. The countless benefits of this, and its significance in helping to reduce health inequalities will be recognised and similar initiatives reproduced in other developments.

## 7 Alcohol (Healthy Living)

- 7.1 Excessive alcohol consumption is England's second biggest cause of premature mortality behind tobacco use. Regular heavy drinking is associated with a range of additional issues such as anti-social behaviour and an increased risk of physical and mental problems.
- 7.2 In Fylde, approximately 311 different premises are licenced for regulated entertainment and/or the sale of alcohol. The main concentration of these can be found in the town centres of St. Annes, Lytham and Kirkham.
- 7.3 Long term alcohol misuse can also contribute to social issues such as unemployment and homelessness. In Fylde, 3 wards (St. Leonard's, Ashton and Central) sit within the worst performing 20% nationally for alcohol related hospital admissions. A notable change in drinking behaviours has seen an increase in the consumption of alcohol at home, with alcohol being purchased for a cheaper price at supermarkets or off licences (drinkaware). This has led to an increase in 'pre-drinking' where people, especially younger people, drink alcohol at home with the purpose of becoming intoxicated before going out to the pubs and clubs. Alcohol consumption is therefore a concern. However, alcohol specific stays for under 18's and hospital admissions for alcohol related harm decreased in recent years.
- 7.4 Schemes such as the 'Get on Board' alcohol awareness programme have been delivered by AFC Fylde Community Foundation. This has helped young children make informed choices and decisions when it comes to alcohol misuse later in life and may contribute to improved statistics in relation to alcohol consumption and alcohol harm. The Environmental Health Department also conducts work with the local police. This usually involves sending an underage person to purchase alcohol, and conducting checks on whether underage sales are taking place. If underage sales are found to occur, steps are taken to ensure this doesn't happen again.
- 7.5 The regular use of premises for the selling or consumption of alcohol usually requires planning permission. The planning system can help to influence reduced alcohol consumption in alcohol selling establishments through the use of planning conditions. This is enabled by Section 70(1) (A) of the Town and Country Planning Act 1990, it is important to ensure that conditions are tailored to tackle specific problems e.g. disturbance by people leaving premises rather than used to impose unnecessary controls. For example, a planning condition may be attached that regulates the operating hours of the premises where considered appropriate by the Council.
- 7.6 Drinking establishments require a Premises License under the Licensing Act, 2003 when opening hours are between 23:00 and 05:00. The aim is to promote the four licensing objectives:
- The prevention of crime and disorder
  - Public safety
  - The prevention of public nuisance
  - The protection of children from harm.

7.7 A licence issued under the Act does not override any restriction placed on the premises by the planning authority.



## 8 Homes for Lifelong Living (Healthy Places)

- 8.1 Living in a suitable home is important for a good and healthy later life. However, it is essential that new homes are fitted with features that support living throughout the whole life course. Lifetime homes are ordinary homes that are designed to incorporate 16 Design Criteria that can be applied to new homes at minimal cost (lifetimehomes.org). These include:
- Approaches to entrances,
  - Communal stairs and lifts,
  - Bathrooms; and,
  - Circulation space.
- 8.2 Each design feature supports the changing needs of individuals and families at different stages of their lives. Although it is essential to remember that lifetime homes are not specifically about catering for the elderly, the elderly population of Fylde is expected to grow. 'Adapting for Ageing- Good Practice and Innovation in Home Adaptations' provides a series of home adaptations that will assist older people to live independently in their own home for as long as possible. It can also assist with the inequalities and disabilities that occur as a result of ageing, such as dementia. These adaptations include provision of space and electrics for stair lifts, automatic window controls, digital capabilities, hoists and bathroom features that can be well hidden and storage space. Many elements can be used throughout different life stages and to accommodate different needs such as disabilities. For example, a space for wheelchair storage can be used for pram storage or a space for toys.
- 8.3 Policy H2 (Appendix A6) of the Fylde Local Plan specifies that at "least 20% of homes within residential developments of 20 or more homes should be designed specifically to accommodate the elderly, including compliance with optional technical standard M4(3(2a)) (wheelchair-adaptable dwellings), unless it is demonstrated that this would render the development unviable". However, lifetime homes standard, presented in Building Regulations as optional requirement (M4(2) Category2), provides scope to go above and beyond to ensure that new dwellings are suitable for people throughout their life course, thus reducing the need for people to relocate as a result of changing needs or situations.
- 8.4 'Approved Document M' Volume 1 sets out the Building Regulations for the Access to and Use of Dwellings: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/540330/BR\\_PDF\\_AD\\_M1\\_2015\\_with\\_2016\\_amendments\\_V3.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/540330/BR_PDF_AD_M1_2015_with_2016_amendments_V3.pdf)
- 8.5 Applicants and developers are encouraged to adopt the highest building standards within their proposals.
- 8.6 Facilitated discussions are underway with a variety of stakeholders including Public Health at Lancashire County Council, Fylde and Wyre CCG and building developers and Cassidy and Ashton architects to create a suggested approach to Homes for Life Long Living to be considered by Whyndyke Garden Village Developers. The application of the Lifelong Living Standard to 80% of homes within the development, with the other 20% being compliant

with Building Regulations M4(3) 'Access to and use of buildings' has been proposed. The Council will support the application of these standards at Whyndyke Garden Village.

Whyndyke Garden Village Healthy New Town

- 8.7 Whyndyke Garden Village Healthy New Town will be used as an exemplar in the development of advanced homes for lifelong living, which will include digital technology and adaptable infrastructure to allow families to live in their home throughout their lives. Any learning will be taken forward to influence future developments in Fylde Borough.

## 9 Community Facilities (Healthy Places)

- 9.1 The importance of community facilities is widely recognised in National and Local Planning Policy, as is their contribution towards a state of good health and wellbeing. Workplaces, schools, indoor and outdoor sports and leisure facilities, the public realm and open spaces can be designed in ways which promote an active and healthy lifestyle, including regular physical activity, healthy diet and positive mental health. They can contribute towards community spirit and reduce the need to travel by making communities more self-contained.

### Examples of Community Facilities

- Schools
- Parks and Open space
- Neighbourhood centres
- Libraries
- Sports Centres
- Public Houses
- Cultural buildings
- Local Shops

Figure 5: Examples of Community Facilities in Fylde

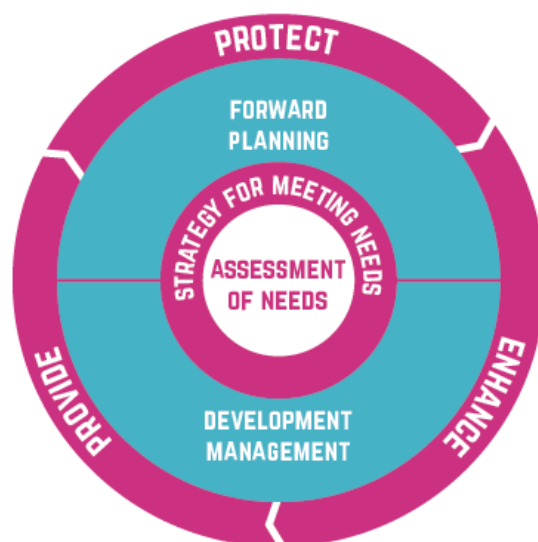


*Community Facilities in Fylde: The Eagle and Child, Weeton and Fairhaven Lake, Lytham St Annes*

- 9.2 NPPF Paragraph 20, criterion 'c' states that strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for community facilities (such as health, education and cultural infrastructure). Paragraph 83, criterion 'd' states that planning policies and decisions should enable the retention and development of accessible local services and community facilities.

- 9.3 The NPPF is supported by Planning Practice Guidance (PPG), which provides additional information on health and wellbeing, open space and sports and recreational facilities.
- 9.4 The creation of sustainable communities is critical in improving health and wellbeing and reducing health inequalities. Access to community facilities can benefit a community in a number of ways:
- Increase in physical activity through the increased likelihood to walk or cycle to a facility, or the activities conducted at a facility
  - The reduced car use brought about by well-placed, mixed use facilities can assist environmental sustainability
  - Holding events at a facility can reinforce a sense of community
  - Community facilities can help provide local employment (Barton et al, 2003).
- 9.5 Sport England have recognised that around one in two women and a third of all men in England are damaging their health through a lack of physical activity. In England, this costs approximately £7.4 billion per year. The cost to the Fylde Borough per year is approximately £1,620,106, based on the cost of treating the 5 major diseases that can be attributed to people being inactive (Sport England Cost of Inactivity by Local Authority). Sport England suggest that the supply of the right facilities in the right area is key to getting more people partaking in sport and physical activity.
- 9.6 Sport England acknowledge that the planning system is vital in shaping the built environment and encouraging a provision of high quality community facilities. Three planning objectives are considered integral to promoting activity through the use of community facilities: To Protect, To Enhance and To Provide.

Figure 6: Sport England's Three Planning Objectives



<p><b>Protect:</b></p> <p>Existing provision should be protected unless an assessment has demonstrated there is an excess of the provision and the specific buildings or land are surplus to requirements, or equivalent or better provision will be provided as replacement.</p>	<p><b>Enhance:</b></p> <p>The use of existing provision should be optimised, for example through quality, access and management improvements supported by appropriate ancillary facilities.</p>	<p><b>Provide:</b></p> <p>Appropriate new provision that meets needs and encourages people to play sport and be active should be provided by adapting existing places and through new development.</p>
---	---	--

Source: Sport England

- 9.7 These planning objectives support Policies HW1, HW2 and HW3 (Appendix A1-A3) in the Fylde Local Plan.
- 9.8 More information can be found by following the link: <https://www.sportengland.org/our-work/health-and-inactivity/>
- 9.9 It is clearly evidenced that the retention and provision of good quality local community facilities is an essential objective to ensure that each resident has the opportunity to gain the benefits derived from their use.
- 9.10 The protection of existing and provision of new community facilities where necessary is supported strongly within the Fylde Local Plan. Strategic Objective 5 (criterion 'h') endeavours to develop socially cohesive, safe, diverse and healthy communities by facilitating access to community facilities, including health and social infrastructure by investment in existing and the provision of new formal indoor and outdoor sports facilities across the Borough. Community facilities, including indoor and outdoor sports facilities are

- both protected and promoted within Policies HW2 and HW3 (Appendix A2 and A3) of the Fylde Local Plan.
- 9.11 The Fylde Local Plan provides for the development of 8715 new homes by 2032. This will place pressure on existing community facilities as well as create a requirement for additional community facilities such as schools, sports clubs and high quality open space. These will need to cater for a variety of needs, such as the provision of plentiful opportunities for older people to assist their physical and mental health and wellbeing.
- 9.12 An objective of this SPD is to improve activity levels for adults in Fylde by providing opportunities for people to be active and engage in activities in and around the places in which they live.
- 9.13 The findings of the Facility Review, prepared by Lancashire Sport Partnership recommends the provision of indoor tennis centres in Fylde, together with approximately 113 more Health and Fitness stations (i.e. treadmills, cycling machines, rowing machines etc), due to current under-provision. Additionally, the overall goal of Fylde Council's Sports Development Plan is to ensure there are more high quality opportunities to participate in sport and physical activity within the Fylde facilities and the wider community. Set out through three key themes it is anticipated that through working with partners, the full potential of community facilities can be realised. Social isolation and inactivity can be impacted through targeted intervention, particularly in areas of deprivation and Fylde residents can benefit from resources to positively impact their health outcomes.
- 9.14 Additionally, there are current developments within the Borough that lack access to community facilities in close proximity to homes, decreasing opportunities for activity and leisure and encouraging car use. The need for a new secondary school and a new church in Warton have also been recognised.
- 9.15 The applicant will be expected to engage in discussions at the pre-application stage for assistance in assessing the impact of the proposal on community needs.
- 9.16 Where a need for a community facility is identified/evidenced, applicants/developers may be expected to provide financial contributions /a site or indeed construct the facility as part of the development.
- 9.17 The Council also produced an Open Space Report, Playing Pitch Strategy and a Playing Pitch Strategy Assessment Report which will assist any proposals affecting outdoor sporting facilities.
- 9.18 Requirements for community facilities in Fylde can also be found in 'Chapter 9: Neighbourhood and Community Facilities' of the Infrastructure Delivery Plan: <http://www.fylde.gov.uk/assets/legacy/getasset?id=fAA3ADcANAA5AHwAfABUAHIAdQBIAHwAfAAwAHwA0>
- 9.19 Any loss of a facility will be resisted unless it can be demonstrated that its operation is no longer needed or viable or where appropriate relocation or mitigation is proposed.

- 9.20 Effort should be made to ensure that community facilities are futureproofed, to accommodate the needs of potential future populations.

**Fylde Case Studies**

**Park View 4U**

- 9.21 Park View 4U is a charity based at Park View Playing Fields in Lytham. It raised funds to transform an underused field into an awards winning park which provides community facilities for 3 generational users. It works with many partner organisations such as 'Health Walks, Gardening Clubs, and Sports events to deliver community activities. The Eco Pod community centre provides educational programmes such as Forest and Beach school and Wildlife Watch Club. These activities and events all contribute to improving health outcomes in all ages of the local population. Activity levels are increased, mental wellbeing improved and the educational element allows for an understanding of the local area and contributes to a strong sense of place.

**Mill Farm AFC Fylde**

- 9.22 Mill Farm is the home of football team AFC Fylde, as well as a multi-million pound Sports Village. It comprises of a conference centre, a sports bar and restaurants. It also has 3G pitches for both football and hockey. In 2013, The AFC Fylde Community Foundation was formed. The main aims include:

- Developing sporting aspirations of participants
- Developing links with local primary schools, providing children and teachers with the opportunity to develop their sporting skill set
- Engaging with children on the Fylde coast providing opportunities for all to take part in an activities on a regular basis
- Integrating with communities, providing support, assistance and opportunities to all residents of the Fylde coast (afcfylde.gov.uk).

- 9.23 The utilisation of the sports facilities by schools and the wider community allow for far reaching benefits including the opportunity to partake in activity, the opportunity for socialisation and the positive effects on mental wellbeing that arise from these.

**Whyndyke Garden Village Healthy New Town**

- 9.24 A new community hub at Whyndyke Garden Village Healthy New Town will provide a community hub, which will facilitate a school, health facility and community hall. It would adhere to Policy HW2 of the Local Plan as the facility will be co-located, and provide mixed uses with a range of services in one sustainable and accessible location. The learning gained from the successful implementation this community hub can be utilised to ensure exceptional future provision of community facilities for the residents of Fylde and its neighbouring authorities.

## 10 Cycling and Walking (Healthy Places and Healthy Living)

### Policy Background

- 10.1 Encouraging cycling and walking is considered a priority within the NPPF, with Paragraph 91, criterion 'c' states that planning policies and decisions should aim to achieve healthy, inclusive and safe places which enable and support healthy lifestyles with layouts that encourage walking and cycling.
- 10.2 In summer 2018, Lancashire County Council approved the Joint Lancashire Cycling and Walking Strategy – 'Actively Moving Forward'. The vision is to see more people cycling and walking for everyday and leisure in Lancashire. The target is to double cycling numbers and see a 10% increase in numbers of people walking in the next 10 years. Lancashire County Council are also working on five Local Cycling and Walking Infrastructure Plans (LCWIPs). LCWIPs are intended to be a long term approach to the development of cycling and walking networks at a local level. They will enable infrastructure work to be identified as short, medium and longer term and enable integration with land use, transport planning and development. The Lancashire Cycling and Walking Strategy, alongside the LCWIPs, will help inform the joint Lancashire Transport Plan 4 (Blackburn with Darwin Report).
- 10.3 The Fylde Local Plan to 2032 includes cycling and walking within criterion (a) of Strategic Objective 3: Taking an integrated approach to the location of development with improved accessibility to key facilities (by walking, cycling and public transport) in order to provide the opportunity for a modal shift away from car use. Policy T4 (Appendix A7) of the Local Plan is dedicated to enhancing sustainable transport choice and acknowledges how cycling and walking, alongside public transport use, can benefit Fylde.
- 10.4 The Council recognises that the benefits of cycling and walking are extensive and understands that by encouraging active travel such as cycling and walking and ensuring this is a safe and convenient alternative to the car, healthier lifestyles can be promoted and, as a consequence, health inequalities reduced. This aligns with Policy HW1 (Appendix A1) of the Fylde Local Plan. As such, any initiatives to encourage and promote cycling and walking will be encouraged.
- 10.5 The main benefits of cycling and walking are:
- They are a low cost means of transport
  - Reduces traffic congestion and air pollution through the reduction of emissions
  - The provision of interesting and stimulating footpaths and cycleways help improve mental and physical wellbeing
  - Environmentally friendly
  - Provides opportunity for social inclusion
  - Prevents inactivity, reducing stress and
  - Can provide direct access to green and blue infrastructure.



10.6 The main factors that discourage cycling and walking in Fylde are:

- Safety and speeding vehicles
- Poor provision for cycling and walking
- Lack of cycling facilities.

10.7 These elements have been considered throughout the Fylde Local Plan and in this SPD to determine how best to promote cycling and walking in the Borough. The Fylde Local Plan incorporates cycling and walking into a wide variety of different policies, which promote improvements to existing pedestrian and cycling infrastructure and its implementation in new developments. The regularity of their appearance within the Fylde Local Plan policies is indicative of their importance in enhancing sustainable transport, improving linkages between key areas and improving health and wellbeing.

10.8 The Council will encourage that adequate provision is made for cycling and walking in the Lancashire Transport Plan 4 and the Local Cycling and Walking Infrastructure Plan, produced by Lancashire County Council.

#### **Current cycling and walking position**

10.9 Currently, some areas of Fylde are unattractive for cyclists, including the area south of the M55 at Peel Hill, which has poor links to Blackpool and St Annes. Lancashire County Council want to see improvements to the A584 and B5261 corridors to make them attractive to cycle on. The minor road network is key to increasing cycling and improvements to link cycle paths to make it more attractive to cycle from residential areas to schools, town centres and the seafront are paramount. A key link is from the Queensway development (site HSS1) to the coastal cycle route. Improvements to the public realm are recognised to encourage walking. These improvements will be supported by a Local Cycling and Walking Infrastructure Plan.

10.10 The Fylde Coast Highways and Transport Masterplan states that the Fylde Coast Cycle Network will build on work already taken between Fleetwood and Starr Gate and in St. Annes, as well as the Blackpool Explorer routes and initiatives that are underway such as the Blackpool Green Corridor initiatives. The completion of the Fylde Coastal Way will be key to the network, which will link the Guild Wheel to the Bay Cycle Way. Lancashire County Council will work towards ensuring that the whole length of the Way is a family friendly, long distance route suitable for all users.

10.11 In Fylde 78.1% of residents walked and 18.7% of residents cycled at least once per month in the year 2016/17, which indicates that there is potential for improvement.

10.12 The number of commuters in Fylde cycling and walking to work is higher than the North West average. However, as a reflection of the relative isolation in the rural areas, the proportion of people cycling or walking to work is lower in the villages (Fylde District Profile).

- 10.13 The number of people killed and seriously injured on the roads in Fylde is significantly worse than average. To ensure improvements in cycling and walking, the Council will work with Lancashire County Council as the Highways Authorities to improve safety, especially on roads with poor cycling safety statistics.

### **Opportunities**

#### Appropriate linkages

- 10.14 To assist with a modal shift from the private vehicle to cycling and walking, it is advised that access to well-designed, separate but overlooked cycleways (both on and off-road) and walking routes that link serve the local facilities and link to services and amenities are considered in the masterplanning stage of a new development, in accordance with Policy M1 (Appendix A8) of the Local Plan. See Policy GD7 (Appendix A9) for more information on how cycling and walking infrastructure should be implemented in a development.
- 10.15 Consideration of the Active Design Principles (Appendix B) by Sport England, specifically relating to walkable communities, connected walking and cycling routes, networks of multifunctional open space, co-location of community facilities, high quality streets and spaces, and active buildings, could assist in this endeavour.
- 10.16 The role of cycling and walking facilities has been recognised in terms of providing direct access to blue and green infrastructure. The Fylde Local Plan acknowledges that it is vital that the right infrastructure is in place to support future development, includes the Green Infrastructure network. Convenient and equitable access to a range of stimulating and interesting blue and green spaces provides recreation opportunities for all age groups, and enables residents to reap the benefits of exposure to these environments.
- 10.17 The Council recognises the value of the Lancaster Canal, of which a short length passes through the eastern part of the Borough, in terms of cycling, walking and other forms of recreation, as well as providing access to valuable green and blue infrastructure assets. It is recognised that with the level of development proposed in Fylde over the lifetime of the Local Plan there is an opportunity to extend the Public Rights of Way network, byways, cycleways and bridleways improving access to key Green Infrastructure assets, including the coastline and Lancaster Canal towpath.
- 10.18 Policy M1 sets out a criteria for the masterplanning of new developments, including access to walkways, cycleways and bridleways that link to key facilities and the wider Green Infrastructure network. Additionally, Policies T4 (Appendix A7), ENV3 (Appendix A5) and ENV4 (Appendix A10) will help deliver walkable and cycle-able facilities that are linked with the Green Infrastructure Network.
- 10.19 Applications will be encouraged that link existing and new routes with consideration towards the inclusion of Green and Blue Infrastructure assets that will help to develop comprehensive cycling/walking network.

- 10.20 It is crucial that cycleways and pedestrian routes are attractive. Where possible the route should be landscaped and well maintained to provide attractive surroundings for users. This should be considered by the applicant.
- 10.21 The Council will seek to ensure that the public and tourists are informed about cycling and walking routes in the area. Information packs including this information could be presented to new home owners in the Borough by developers. Additionally, information could be left in holiday accommodation to inform visitors of their active travel options.

#### Cycling and Walking Facilities

- 10.22 The provision of washing facilities such as showers and cloakrooms, as well as the provision of secure parking facilities within the working environment can significantly increase the attraction of walking or cycling to work. It could also increase the likelihood of commuters choosing to make a proportion of their journey by these means, for example, getting off the bus or train and cycling or walking the remainder of the journey. Criterion j) of Policy GD7 of the Local Plan (Appendix A9) states that in order to achieve good design in developments, parking areas for bicycles should be safe, accessible and sympathetic to the character of the surrounding area.
- 10.23 Within proposals for development the Council will require that adequate provision is made for cycling and walking, including:
- Cycleways and pedestrian footpaths
  - Secure parking facilities for bicycles
- 10.24 Planning Applications for employment purposes should demonstrate that they have considered facilities such as secure parking and showers, to encourage the uptake of cycling and walking to and from work.
- 10.25 These initiatives can be aided and substantiated by employer initiatives to encourage cycling and walking and working in conjunction with other organisations that are involved with cycling and walking.

#### Whyndyke Garden Village Healthy New Town

- 10.26 Whyndyke Garden Village Healthy New Town will set a standard across the Borough for the implementation of cycling and walking infrastructure within a new development. A masterplan design will be produced with pedestrian walkways and cycleways a prominent feature. The site will be joined with existing cycle and walking routes to create an attractive, well-designed network that can positively influence people's health and wellbeing. This will support Policies HW1, M1 and T4 of the Local Plan particularly. The use of smart technology could allow residents to log their cycling and walking statistics, encouraging people to partake in physical activity.

## **11 Access to Natural Areas (Healthy Places and Healthy Living)**

- 11.1 It is becoming increasingly recognised that access to natural areas can make a population healthier and happier. Studies have shown that access to nature plays a vital role in achieving good physical and mental health. It is proven to reduce levels of obesity, allergies and emotional stress in children and lowers mortality rates in the elderly. Public Health England and the UCL Institute of Health Equity (2014) acknowledge that increasing the “use of good quality green space for all social groups is likely to improve health outcomes and reduce health inequalities” Safe, accessible and attractive public open spaces, can encourage community activities and social interaction and encouragingly affect the wider determinants of health. It can improve community cohesion and reduce social isolation for all population groups. There is a recognised association between social capital and health, including protective factors against dementia and slowing cognitive decline in the over 65’s, which is linked to social participation and community empowerment (Public Health England and the UCL Institute of Health Equity, 2014).
- 11.2 Policy ENV 4 of the Local Plan states that safe green open space should be accessible, of high quality and normally be provided as a single central usable facility. It sets out the requirement for the provision of amenity open space within new housing developments comprising 10 or more homes and provides the minimum standards that developers are required to follow per home, based on the number of bedrooms. Consequently, the Council will encourage applications that endeavour to increase the provision of good quality natural areas and green space.
- 11.3 Other policies, including Policy M1, GD7, HW1-3 and T4 are relevant in promoting access to natural areas.
- 11.4 The Fylde Borough has an abundance of high quality natural areas, such as varied coastal landscapes, a section of the Lancaster Canal, historic parklands, wildlife reserves, sports facilities and woodland belts. It is recognised that convenient and equitable access to open spaces and natural areas for all ages is vital in influencing the health of the local populations.
- 11.5 For this reason, as much as it is important to create high quality natural areas as a visitor or ‘travelled to’ destination, it is equally essential that areas are created immediately outside of people’s homes that encourage people to go out and enjoy natural areas from their front doorstep.
- 11.6 Improvements to the public realm and public open space (both levels of provision and design) are paramount in kick-starting this process.
- 11.7 It has been identified that there are significant natural assets in Fylde that are not achieving their full potential, especially in terms of access, recreation and tourism. These include the 7.5km of coastline from Starr Gate in the west to Freckleton Marshes in the east. The coastline also contains some of the most important open spaces in the Borough, from the beach, the sand dune network, the Promenade Gardens and Fairhaven Marine Park through to Lytham Green.

- 11.8 In recognition of the importance of the coastline, and its invaluable contribution to health and wellbeing of residents and visitors alike, the Council has prepared a Coastal Strategy.
- 11.9 The Vision of The Fylde Coastal Strategy 2015-2032 contributes to the provision of high quality coastal areas:
- “To create a unique, high quality destination for residents and visitors, which is based on the conservation and enhancement of the natural landscape and heritage assets of the coastal area of the Borough of Fylde”.*
- 11.10 There are 10 objectives of particular relevance, many of which contribute to the provision of high quality natural spaces for residents and visitors:
- To create an interconnected corridor of green infrastructure along the Fylde coast.
  - To improve the quality of our bathing water and beaches.
  - To protect, enhance, regenerate and maintain the natural environment and the heritage assets of the Borough.
- 11.11 Additionally, The Fylde Coastal Strategy is made up of ten themes, all of which contribute to the provision of high quality coastal spaces in the Borough.
- 11.12 The Fylde Coastal Strategy can be found by following: <http://www.fylde.gov.uk/assets/legacy/getasset?id=fAA3ADUAMQA4AHwAfABU AHIAAdQBIAHwAfAAwAHwAO>
- 11.13 A comprehensive Green Infrastructure network is needed to encourage people to walk and cycle, to create a sense of place and to improve access to open spaces. This can be created through the provision of cycleways, footpaths and bridleways, for example. It is also recognised that waterways can provide direct access to blue and green infrastructure assets.
- 11.14 The Fylde Green Infrastructure (GI) Strategy recognises that GI provides multiple environmental, economic and social benefits by providing a mix of overlapping functions, for example by providing wildlife, recreational and cultural experience, as well as delivering ecological benefits, flood protection and microclimate control. The Fylde GI Strategy presents a SWOT table, identifying strengths, weaknesses, opportunities and threats in terms of creating a high quality GI network in the Borough.
- 11.15 The Fylde Green Infrastructure Strategy can be found by following: <http://www.fylde.gov.uk/assets/legacy/getasset?id=fAA3ADgAMQA4AHwAfABUA HIAdQBIAHwAfAAwAHwAO>
- 11.16 Planning Applicants should be aware of these documents when undergoing the application process.
- 11.17 The importance of access to natural areas is emphasised strongly through the Local Plan and the SPD. Extending opportunities for local schools, businesses, volunteers and residents to get involved in managing their natural environment and expanding opportunities for all ages and abilities to enjoy the Borough’s countryside, heritage and wildlife are ways in which

access to natural areas could be promoted. The targeting of deprived areas for Green Infrastructure delivery to improve access to health and environmental quality is equally important. However, a particular challenge in this area is a lack of funding. As the resident and visitor population of the Fylde Coast grows, it is crucial that funding is made available to ensure provision of high quality natural areas.

#### Whyndyke Garden Village Healthy New Town

- 11.18 Whyndyke Garden Village Healthy New Town will provide a Green Infrastructure network of open spaces, in line with Policy M1 of the Fylde Local Plan. This will include natural and semi-natural green spaces, amenity green space, allotments, and formal and informal recreation areas. Whyndyke's Green Infrastructure network will link the community with the surrounding area to ensure a comprehensive network and easy and attractive access to natural areas. Communities will be encouraged to utilise these provisions to take part in physical activity, engage in community activities and take advantage of the benefits of spending time in natural spaces. The benefits will be well recognised and the learning used to apply Borough wide, both in the masterplanning of new development sites and in the upgrading of current open spaces and their access potential.

## 12 Health Impact Assessment (HIA)

- 12.1 A **'Health Impact Assessment (HIA) is a tool which allows for evaluating the health impacts of policies, strategies and initiatives'**. (European Portal for Action on Health Inequalities). The purpose of HIA is to inform decision makers of any adverse health effects that may arise from proposed actions and support identification of appropriate policy options. The potential positive aspects of a proposal should be heightened whilst emphasis should be placed on avoiding or minimising any negative impacts.
- 12.2 Policies adopted through the Fylde Local Plan to 2032, itself subject to a HIA, will impact on future planning decisions in the Borough and will consequently shape the community. HIA tested policies will ensure that the policies will reflect the health needs of the people in Fylde and set out appropriate standards for new development in the area. The HIA should be conducted at the earliest opportunity whilst the type of assessment would depend on the nature of the policy. Table 1 contains a summary of the main HIA considerations.

Table 1: HIAs and Planning Policy

HIAs and Planning Policy	
<b>Why undertake a HIA?</b>	<ul style="list-style-type: none"> <li>✓ Ensure robust evidence base on health &amp; wellbeing</li> <li>✓ Identify local health needs directly from relevant stakeholders</li> <li>✓ Ensure that policies reflect local needs</li> <li>✓ The Plan supports healthy and happy communities</li> </ul>
<b>Who should undertake a HIA?</b>	Local Planning Authority <ul style="list-style-type: none"> <li>✓ An in-house exercise, or</li> <li>✓ External consultants</li> </ul>
<b>When should HIA be undertaken?</b>	At an early stage <ul style="list-style-type: none"> <li>✓ Evidence gathering</li> <li>✓ Issues &amp; options</li> </ul> After the Plan has been adopted <ul style="list-style-type: none"> <li>✓ Evaluate and monitor the outcomes</li> </ul>
<b>What type of HIA should be undertaken?</b>	Local Plan <ul style="list-style-type: none"> <li>✓ Intermediate HIA</li> </ul> Local Plan Review or Supplementary Planning Document <ul style="list-style-type: none"> <li>✓ Rapid HIA</li> </ul>
<b>How should HIA be undertaken?</b>	There are two ways of undertaking HIA: <ul style="list-style-type: none"> <li>✓ Independent assessment</li> <li>✓ Integration within the wider Sustainability Appraisal process</li> </ul>
<b>What is the added value of an HIA?</b>	<ul style="list-style-type: none"> <li>✓ Additional qualitative and quantitative evidence provided</li> <li>✓ Improved links to policy areas and sectors such as public health</li> <li>✓ Increased mutual understanding amongst public health practitioners and planning professionals</li> <li>✓ Demonstrable understanding and accountability for the impact of planning on the health of the local population</li> </ul>

Source: Public Health, Worcestershire County Council, 2016

- 12.3 The need for a robust HIA has been recognised in the Fylde Local Plan to 2032:

**Policy HW1 – Health and Wellbeing (Fylde Local Plan to 2032)**

“In order to help reduce health inequalities, the Council will require health impact screening to be undertaken for all major development proposals on each Strategic Site (100 or more homes) within the Strategic Locations for Development through the submission of a masterplan. A full independent HIA will be required if the screening demonstrates a need. The HIA’s will be assessed by Lancashire County Council as the public health authority.”

- 12.4 The number of HIAs submitted alongside major planning applications are presented as a Performance Monitoring Indicator for Policy HW1 Health and Wellbeing in the Fylde Local Plan to 2032. Lancashire County Council are currently exploring the provision of a HIA template and guidance document to assist in the production of robust and comprehensive HIAs.
- 12.5 The Council is dedicated to guaranteeing that developments have a positive impact on the community, and achieving spaces and places that will promote physical and mental health and wellbeing whilst providing residents with the necessary infrastructure and opportunities to make healthier lifestyle choices.



## **Glossary**

### **Clinical Commissioning Group (CCGs)**

CCGs are statutory NHS bodies responsible for the planning and commissioning of health care services for their local area.

### **Community Asset Ownership Model (CAOM)**

Community ownership of assets refers to a community-based organisation's freehold or leasehold interest in an asset on behalf of a wider community or for an organisation's own use.

### **Community services**

Services that are designed to improve the quality of life of residents in a community. These can include or be operated from libraries, community centres, youth services, social services, older peoples support, special needs and disability and places of worship.

### **Green infrastructure network:**

The networks for natural and semi-natural features that provide benefits to people. This can include open space, parks, children's play areas, sports pitches and courts, accessible natural green space, allotments and burial facilities.

### **Health and Wellbeing (definitions provided by the World Health Organisation)**

- **Health** A state of complete physical, mental and social wellbeing and not merely the absence of disease or infirmity.
- **Wellbeing** A positive physical, social and mental state: it is not just the absence of pain, discomfort and incapacity. It requires that basic needs are met, that individuals have a sense of purpose, which they feel able to achieve important personal goals and participate in society.

### **Health Impact Assessment**

A Health Impact Assessment (HIA) is a tool used for the evaluation of the health impacts of policies, strategies and initiatives.

### **Healthy New Towns**

The Healthy New Towns programme brings together health providers, commissioners, local government and developers to create healthier places. Ten demonstrator sites across England, of which Whyndyke Farm is one, are being used to embed health and wellbeing from the start of new developments and to design and deliver health and care services from scratch [NHS, 2018].

### **Integrated Care Systems**

According to the NHS, in an integrated care system, NHS organisations, in partnership with local councils and others, take collective responsibility for managing resources, delivering NHS standards, and improving the health of the population they serve.

**Joint Strategic Needs Assessment**

A JSNA is a review of the health needs of the local population to provide guidance for the planning and commissioning of health, wellbeing and social care services within a local authority area.

**Local Planning Authority**

The Borough, District, Unitary or County Council with the responsibility of planning for that area.

**National Planning Policy Framework (the Framework)**

The Framework sets out the Government's planning policies for England and how they are expected to be applied. It must be taken into account in the preparation of local and neighbourhood development plans and it is a material consideration in planning decisions.

**Obesity**

Being obese is defined as excessive fat accumulation that presents a risk to health (World Health Organisation).

**Overweight**

Being overweight is defined as abnormal fat accumulation that presents a risk to health (World Health Organisation).

**Primary Care Networks (PNCs)**

PNCs enable assist in providing accessible, coordinated and more integrated primary and community care, which can help in improving health and wellbeing outcomes for patients.

**Section 106 Agreement**

Section 106 agreements, otherwise known as Planning Obligations, are agreements made between local authorities and developers and can be attached to a planning permission to enable an acceptable development.

**Self – Care**

Care taken by an individual towards their own health and well-being — including the care extended to the family and the community

**Social Capital**

The networks of relationships among people who live and work in a particular society, enabling that society to function effectively.

**Supplementary Planning Document**

Documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

**Sustainability Appraisal**

Appraisal of plans, strategies and proposals to test them against the four broad objectives set out in the Government's sustainable development strategy 'A Better Quality of Life: A Strategy for Sustainable Development for the UK', published in 1999.

**Sustainable Development**

The most commonly used definition is that of the 1987 World Commission on Environment and Development, the Brundtland Commission: *'development which meets the needs of the present without compromising the ability of future generations to meet their own needs'*. The UK Sustainable Development Strategy Securing the Future set out five 'guiding principles' of sustainable development: living within the planet's environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

**Wider Determinants of Health**

Wider determinants of health are a wide range of social, economic and environmental factors which impact on people's health. The Marmot Review (2010) raised the profile of wider determinants of health by emphasising the strong and persistent link between social inequalities and disparities in health outcomes (Public Health England, 2018).

## References

- Barton, H, Grant, M, Guise, R (2003). *Shaping Neighbourhoods- A guide for health, sustainability and vitality*. London: Spon Press.
- Dahlgren G, and Whitehead M. 1991. *Policies and Strategies to Promote Social Equity in Health*. Stockholm, Sweden: Institute for Futures Studies
- Department of Health, 2010. *Healthy lives, healthy people: our strategy for public health in England* (Vol. 7985). The Stationery Office.
- European Portal for Action on Health Inequalities, 2014-2020. *Health Impact Assessment*. [online] Available at: < <http://www.health-inequalities.eu/tools/health-equity-audit/>>
- Fylde and Wyre Clinical Commissioning Group, 2014. *2030 VISION FOR HEALTH AND CARE IN FYLDE AND WYRE*. [PDF] Fylde and Wyre CCG. [Online] Available at: < [http://www.gpwebsolutions-host.co.uk/25284/download/resources/corporate\\_documents/2030%20Vision%20for%20Health%20and%20Care%20in%20Fylde%20and%20Wyre.pdf](http://www.gpwebsolutions-host.co.uk/25284/download/resources/corporate_documents/2030%20Vision%20for%20Health%20and%20Care%20in%20Fylde%20and%20Wyre.pdf)>
- Fylde Borough Council, 2018. *Fylde Local Plan to 2032*. [PDF] Fylde Borough Council. [Online] Available at: < <http://www.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/adopted-fylde-local-plan-2032/>>
- Fylde Borough Council, 2015. *Fylde Coastal Strategy 2015-2032*. [PDF] Fylde Borough Council. [Online] Available at: < <http://www.fylde.gov.uk/tourism/fylde-coastal-strategy/>>
- Fylde Borough Council, 2011. *Fylde Green Infrastructure Strategy*. [Online] Available at: < <http://www.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/comprehensivelistofevidence/>> (see ED067a)
- Fylde Borough Council, 2017. *Bryning with Warton Neighbourhood Development Plan*. [Online] Available at: < <http://www.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/warton-neighbourhood-plan/>>
- Fylde Borough Council, 2017. *St. Annes on The Sea Neighbourhood Development Plan*. [Online] Available at: < <http://www.fylde.gov.uk/council/planning-policy--local-plan-/neighbourhood-planning/st-annes-sea-town-council-neighbourhood-plan/>>
- Healthier Lancashire and Cumbria, nd. *Healthier Lancashire and Cumbria*. [Online] Available at: < <https://www.healthierlsc.co.uk/>>
- Incredible edible, 2019. Incredible edible network. [Online] Available at: <https://www.incredibleedible.org.uk/>
- Lancashire County Council Director of Public Health and Wellbeing, 2016. *Securing our Health and Wellbeing Report*. [PDF] Lancashire County Council. [Online] Available at: < <https://www.lancashire.gov.uk/media/898725/securing-our-health-and-wellbeing-report-of-the-dphw-2016.pdf>>
- Lancashire Health and Wellbeing Board, nd. *Lancashire Health and Wellbeing Strategy*. [PDF] Lancashire Health and Wellbeing Board. [Online] Available at: < <https://www.lancashire.gov.uk/media/898728/lancashire-health-and-wellbeing-strategy.pdf>>
- Marmot, M., Allen, J., Goldblatt, P., Boyce, T., McNeish, D. and Grady, M., 2010. Fair society, healthy lives. *The Marmot Review*, 14.
- Ministry of Housing, Communities and Local Government, 2018. *National Planning Policy Framework*. [PDF] Ministry of Housing, Communities and Local Government. [Online] Available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/740441/National\\_Planning\\_Policy\\_Framework\\_web\\_accessible\\_version.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/740441/National_Planning_Policy_Framework_web_accessible_version.pdf)>

- NHS Confederation, 2015. *Understanding the 5 Year Forward View*. [Online]. Available at: < <https://www.nhsconfed.org/supporting-members/integration-and-new-care-models/nhs-england-five-year-forward-view>>
- NHS England, 2014. *Five Year Forward View*. [PDF] NHS England. [Online] Available at: < <https://www.england.nhs.uk/wp-content/uploads/2014/10/5yfv-web.pdf>>
- NHS England, 2018. *Healthy by design: The Healthy New Towns Network Prospectus*. [PDF] NHS England. [Online] Available at: < <https://www.england.nhs.uk/wp-content/uploads/2018/01/healthy-by-design-healthy-new-towns-network-prospectus.pdf>>
- NHS England, 2018. *Primary Care Networks: The building blocks of an Integrated Care System*. [Online] Available at: < <https://www.england.nhs.uk/gp/case-studies/primary-care-networks-the-building-blocks-of-an-ics/>>
- NHS England, 2018. *Putting Health into Place: Introducing NHS England's Healthy New Towns Programme*. [PDF] NHS England. [Online] Available at: < <https://www.england.nhs.uk/wp-content/uploads/2018/09/putting-health-into-place-v4.pdf>>
- NHS England, 2016. *NHS Chief announces plan to support ten healthy new towns*. [Online] Available at: <https://www.england.nhs.uk/2016/03/healthy-new-towns/>
- Nursing Times, 2014. *What you need to know about the NHS five year plan*. [Online] Available at: < <https://www.nursingtimes.net/roles/nurse-managers/what-you-need-to-know-about-the-nhs-five-year-plan/5076090.article>>
- Public Health England, 2017. *Fylde Health Profile*. [PDF] Public Health England. [Online] Available at: <[https://fingertips.phe.org.uk/profile/health-profiles/area-search-results/E12000002?search\\_type=list-child-areas&place\\_name=North West](https://fingertips.phe.org.uk/profile/health-profiles/area-search-results/E12000002?search_type=list-child-areas&place_name=North%20West)>
- Public Health England, 2017. *Spatial Planning for Health. An evidence resource for planning and designing healthier places*. [PDF] Public Health England. [Online] Available at: < [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/729727/spatial\\_planning\\_for\\_health.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/729727/spatial_planning_for_health.pdf)>
- Public Health England, 2018. *Wider Determinants of Health*. [online] Available at: <<https://fingertips.phe.org.uk/profile/wider-determinants>>
- Public Health England and UCL Institute of Health Equity, 2014. *Local action on health inequalities: improving access to green space*. [Online]. Available at: < [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/357411/Review8\\_Green\\_spaces\\_health\\_inequalities.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/357411/Review8_Green_spaces_health_inequalities.pdf)>
- RTPI, 2014. *Promoting Healthy Cities. Why planning is critical to a healthy urban future*. Planning Horizons no.3.
- Sport England, Public Health England, 2015. *Active Design Planning for health and wellbeing through sport and physical activity*. [online] Available at: <http://www.sportengland.org/facilities-planning/active-design/>
- Sustain and Garden Organic, 2014. *The benefits of gardening and food growing for health and wellbeing*. [PDF] Growing Health. [Online] Available at: [https://www.gardenorganic.org.uk/sites/www.gardenorganic.org.uk/files/GrowingHealth\\_BenefitsReport\\_0.pdf](https://www.gardenorganic.org.uk/sites/www.gardenorganic.org.uk/files/GrowingHealth_BenefitsReport_0.pdf)
- The Kings Fund, 2018. *Digital change in health and social care*. [Online] Available at: <https://www.kingsfund.org.uk/publications/digital-change-health-social-care>

The Pharmaceutical Journal, 2014. Promoting self care in the community: the evidence and why it is important. [Online] Available at: <https://www.pharmaceutical-journal.com/learning/learning-article/promoting-self-care-in-the-community-the-evidence-and-why-it-is-important/11137908.article?firstPass=false>

The Royal Society for Public Health, 2015. *Health on the High Street*. [Online] Available at: < <https://www.rsph.org.uk/our-work/campaigns/health-on-the-high-street/2015.html> >

Worcestershire County Council, 2016. Health Impact Assessment in Planning Toolkit. [PDF] Worcestershire County Council. [Online]

World Self Medication Industry, nd. What is self-care? [Online] Available at: <http://www.wsmi.org/about-self-care-and-self-medication/what-is-self-care/>

## Appendices

### Appendix A1: Policy HW1 Health and Wellbeing Policy

#### Policy HW1

#### Health and Wellbeing

The Council will integrate public health principles and planning to help reduce health inequalities by:

- a) Working with health care commissioners to support healthcare facilities and particularly to improve primary care and mental health care access and facilities;
- b) Working with the Lancashire Public Health Service and the Health and Wellbeing Board on planning and health issues, to take account of the three goals in the Lancashire Health and Wellbeing Strategy, that the Board will deliver by 2020:
  - 1. **Better health** – improve healthy life expectancy, and narrow the health gap.
  - 2. **Better care** – deliver measureable improvements in people’s experience of health and social care services.
  - 3. **Better value** – reduce the cost of health and social care.
- c) Where required by the priorities of Lancashire County Council and health care commissioners, identifying sites for new healthcare facilities, and with providers of other social and community infrastructure to deliver appropriate facilities in accessible locations, to meet local needs, reflecting the spatial distribution of need and the importance of accessibility and public transport provision;
- d) Seeking land or financial contributions, where appropriate and viable, towards new or enhanced healthcare facilities from developers where new housing results in a shortfall or worsening of provision;
- e) Safeguarding and encouraging the provision of allotments and garden plots within developments and small scale agriculture and farmers markets to provide access to healthy, affordable locally produced food options;
- f) Promoting improvements to healthy lifestyles and developing a network of cycling and pedestrian routes - linking key settlements and service centres, enabling the community to improve their health by travelling by more sustainable modes of transport - integrated into a wider multi-functional green infrastructure network;
- g) The reduction of health inequalities and initiatives to facilitate healthier lifestyles will be supported, where these can be delivered through the planning system.

In order to help reduce health inequalities, the Council will require health impact screening to be undertaken for all major development proposals on each Strategic Site (100 or more homes) within the Strategic Locations for Development through the submission of a masterplan. A full independent Health Impact Assessment will be required if the screening demonstrates a need. The Health Impact Assessments will be assessed by Lancashire County Council, as the public health authority. The outcomes of the screening process should be reflected in the development proposal and should be a consideration in decision-making.

## Appendix A2: Policy HW2 Community Facilities Policy

**Policy HW2****Community Facilities**

Development proposals for new community facilities – including developments within the new local centres at Warton, Whyndyke and Whitehills identified on the **Policies Map including Inset plans** - which provide for the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community, should be co-located where possible, providing mixed uses and a range of services in one sustainable and accessible location.

Where new facilities are required independent of new development, co-location should be considered in the most accessible community buildings available, i.e. using a hall or a public house as a venue for a post office, or a healthcare facility several days a week.

Indicative sites for new primary schools are identified within the development sites at Queensway (HSS1) and Whyndyke (MUS2) and are shown on the **Policies Map including Inset Plans**.

The Council will work with the Education Authority to identify and deliver a site for a new secondary school once a need is demonstrated within the plan period.

A site for a new Church will be reserved on land at the rear of cottages on Lytham Road, in Warton – as identified on the **Policies Map** – for the re-location of Holy Family Church in Warton.

The loss of any community facilities will be resisted unless it can be demonstrated that the facility's continued operation is no longer viable or needed, or can be relocated elsewhere in a location that is equally accessible by the community.



## Appendix A3 – Policy HW3 Protection of Indoor and Outdoor Sports Facilities

**Policy HW3****Protection and Provision of Indoor and Outdoor Sports Facilities**

In order to provide appropriate indoor and outdoor sports facilities for the communities of Fylde, the Council will:

1. Protect existing indoor and outdoor sports facilities, unless:
  - a) They are proven to be surplus to need, as identified in an adopted and up to date Needs Assessment 1; and/or
  - b) An equivalent or better quality and quantity replacement sports facility will be created in a location well related to the functional requirements of the relocated use and its existing and future users. This would be over and above any provision made available through CIL; and/or
  - c) The development is for an alternative indoor or outdoor sports facility the benefits of which clearly outweigh the loss of the existing sports facility, (see additional footnote below);

And in all cases:

  - d) The proposal would not result in the loss of an area important for its amenity or contribution to the character of the area in general; and
2. Support new indoor and outdoor sports facilities where:
  - a) They are readily accessible by public transport, walking and cycling; and
  - b) The proposed facilities are of a type and scale appropriate to the size of the settlement; and
  - c) They are listed in the action plan in the adopted Playing Pitch Strategy and / or the Built Facilities Review, subject to the criteria in this policy.
3. Make sure that major residential developments contribute, through land assembly and commuted sums, to new or improved sports facilities where development will increase demand and / or there is already a recognised shortage. Commuted sums should be obtained in accordance with an up-to-date adopted Needs Assessment Action Plan 2.

1. In terms of sports provision, the relevant Needs Assessment will be the Playing Pitch Strategy and Built Sports Facility Strategy
2. The relevant sports Needs Assessments and Action Plans are the Playing Pitch Strategy and Built Facilities Strategy.

## Appendix A4: Relevant Section of Policy EC5 Vibrant Town, District and Local Centres

**Policy EC5****Vibrant Town, District and Local Centres**

The town, district and local centres; and primary and secondary frontages are defined on the **Policies Map** which includes **Inset Plans** and accompanies this plan.

**Retail Hierarchy of Centres**

The retail hierarchy of town, district and local centres within Fylde is as follows:

1. **Town Centres**
  - Kirkham;
  - Lytham; and
  - St Annes.
2. **District Centres**
  - Ansdell.
3. **Local Centres**
  - Freckleton;
  - Alexandria Drive, St Annes;
  - Headroomgate Road, St Annes;
  - St Davids Road North, St Annes;
  - St Albans Road, St Annes;
  - A local centre is proposed in Warton;
  - A local centre is proposed in Whitehills; and
  - A local centre is proposed in Whyndyke.

In the town centres, as defined on the **Policies Map** including **Inset Plans**, retail and other main town centre uses, including the following uses, will be encouraged within the defined town centres: Retail (A1), Financial and Professional Services (A2), Restaurants and Cafes (A3), Drinking Establishments (A4), Hot Food Takeaways (A5), Business (B1), Hotels (C1), Non-residential Institutions (D1) and Assembly and Leisure (D2).

**Primary Shopping Frontage**

In the primary shopping frontages, as defined on **Policies Map** including **Inset Plans**, proposals for the change of use from A1, A2 and A3 uses to other uses will be required to meet the following criteria:

- a) The proposal retains a pedestrian-level shop front with windows and display;
- b) Any proposed non A1, A2 and A3 uses at pedestrian level should, wherever possible, have operational hours that include at least a part of traditional opening times (9.00am – 5.00pm). Uses that involve operational hours in the evening or night should not create unacceptable disturbance or nuisance to residents or other users of the centre and surrounding areas.

## Appendix A5: Policy ENV3 Protecting Existing Open Space (Part of the Green Infrastructure network)

**Policy ENV3****Protecting Existing Open Space (Part of the Green Infrastructure network)**

Existing Open Space is identified on the Policies Map including Inset Plans denoted by the following descriptions:

- Parks and Gardens
- Semi-Natural Greenspaces
- Amenity Greenspace
- Children's Play Areas
- Local Areas and Local Equipped Areas for Play
- Youth Provision
- Allotments
- Cemeteries/Churchyards
- Football Pitches
- Rugby Pitches
- Cricket Pitches

The areas of Existing Open Space provide a critically important part of the Green Infrastructure network within Fylde. Existing Open Space will be protected from inappropriate development, having particular regard to the multi-functional benefits of open spaces, as follows:

- a) Existing Open Space, including sports and playing pitches (subject to policy HW3: Protection and Provision of Indoor and Outdoor Sports Facilities), will be protected unless the requirements of paragraph 74 of the Framework are met and the findings of any published and adopted needs assessment are met.
- b) Existing Open Space, including sports and playing pitches (subject to policy HW3: Protection and Provision of Indoor and Outdoor Sports Facilities), will be protected unless it can be demonstrated that any proposal will not have adverse effects contrary to the landscape, biodiversity and water management requirements of the Local Plan and the requirements set out in the other criteria in this policy are met.
- c) Development will not be permitted on Existing Open Space which is considered essential to the setting, character, recreational benefits for residents, or visual amenities of Key Service Centres, Local Service Centres and rural settlements.
- d) Development will not be permitted on Existing Open Space that makes a positive contribution to the historic environment including the character, appearance and setting of conservation areas and listed buildings, unless the proposal meets the requirements of Policy ENV5.
- e) Development that results in the loss of land used for allotments as shown on the Policies Map including Inset Plans will only be permitted when:
  - Suitable, alternative provision is made that is at least equivalent in size and quality to that which will be lost; or
  - It can be demonstrated that there is no longer a community need for the allotments.
- f) Fylde's Public Rights of Way network, comprising footpaths, byways, cycleways and bridleways will be protected and opportunities to extend the network will be safeguarded from development and supported where this improves access to key Green Infrastructure assets, including areas of Green Belt, the two Areas of Separation, the Coastal Change Management Areas and the Lancaster Canal towpath.

## Appendix A6: Policy H2 Density and Mix of New Residential Development

**Policy H2****Density and Mix of New Residential Development****Density**

Developments will be expected to make efficient use of land, whilst avoiding detrimental impact on the amenity, character, appearance, distinctiveness and environmental quality of the surrounding area. It is expected that this will normally result in a minimum net residential density of 30 homes per hectare.

When considering a proposal for a significantly higher density development, in addition to the above considerations, particular attention will be paid to ensuring that there is no unacceptable impact on highway safety and that sufficient car parking is provided on-site. High density development should be very carefully designed to relate well to its surroundings, be orientated towards and have principal entrances facing towards the street, and should include sufficient usable amenity space to provide for the needs of residents.

**Mix**

A broad mix of types and sizes of home, suitable for a broad range of age groups, will be required on all sites to reflect the demographics and housing requirements of the Borough as set out in the Fylde Coast Strategic Housing Market Assessment (2014). The mix required will be adjusted according to updated future Housing Needs Assessments over the plan period.

All developments of 10 or more dwellings will therefore be required to include at least 50% of dwellings that are 1-, 2- or 3-bedroom homes. Developments within or in close proximity to the Tier 1 Larger Rural Settlements or Tier 2 Smaller Rural Settlements should include at least 33% 1- or 2-bedroom homes. These requirements will be adjusted in response to the findings of future Housing Needs Assessments conducted on behalf of the Council.

**Specialist Accommodation for the Elderly**

In order to meet the needs of an ageing population in Fylde, at least 20% of homes within residential developments of 20 or more homes should be designed specifically to accommodate the elderly, including compliance with optional technical standard M4(3(2a)) (wheelchair-adaptable dwellings), unless it is demonstrated that this would render the development unviable. Affordable housing requirements set out in Policy H4 may be met partly by the provision of homes designed to accommodate the elderly, where these also fall into the definition of affordable housing set out in the Framework.

Developments to provide 100% specialist accommodation for the elderly, including residential care homes, will be approved providing that:

- It is situated to provide easy access to regular public transport. Within larger development sites, the part of the site in closest proximity to bus stops with a regular service should be chosen for this type of accommodation;
- The proposal is well-designed, avoiding unnecessary use of high fencing around the perimeter, orientated towards the street with an entrance on the street side of the building providing the shortest possible pedestrian access, including usable outside landscaped

gardens with seating, and access and parking for vehicles well separated from pedestrian routes;

- The development complies with the development strategy and other policies of the plan; and
- Convenient access arrangements are provided for vehicles providing hospital transport.

Developments will be considered by the Council to be purpose-built 100% specialist accommodation for the elderly if:

- All areas used by residents will comply with optional technical standard M4(3(2a)) (wheelchair-adaptable dwellings);
- A communal lounge or similar social facility for the exclusive use of all residents is included within the development;
- A shared laundry service is provided for the use of all residents;
- The development will be marketed with a restriction on age for residents of over 55;
- A daily hot meals service is provided either through a central facility on-site or through an outside provider to residents who require it; and
- An emergency alarm call service is provided for all residents.

On sites where 100% specialist accommodation for the elderly is proposed as defined above, affordable housing contributions will not be sought.

#### **Development on Garden Land**

When considering proposals for residential development on garden land, stringent caveats will be applied relating to design, character, access, amenity and other issues deemed appropriate by the Council. Development on garden land should not result in any of the homes relying on what was previously a front garden for all of their private amenity space.

#### **Custom and Self-build Homes**

Proposals to include plots for custom- and self-build homes within larger housing development sites will be approved, subject to compliance with other requirements of the plan with respect to layout, density, mix and access. Developers of strategic housing sites will be encouraged to devote a proportion of the site to provide serviced plots for custom- and self-build homes.

Applications to provide serviced plots for custom- and self-build homes on small sites (of fewer than 10 dwellings) will be supported where the site is located in accordance with Policy DLF1, subject to compliance with other policies of the plan.

Wherever custom- and self-build homes are proposed, they should be well-designed, in accordance with Policy GD7.



## Appendix A7: Policy T4 Enhancing Sustainable Transport Choice

**Policy T4****Enhancing Sustainable Transport Choice**

In order to secure the long term viability of the Borough and to allow for the increased movement of people and goods expected, the Council will work with neighbouring authorities and transport providers to improve accessibility across the Borough, improve safety and quality of life for residents and reduce the Borough's carbon footprint. Over the Local Plan period the Council will work with the Highway Authority (LCC), Highways England, Network Rail and transport providers to:

- a) Improve community health and wellbeing by providing alternative means of transport such as walking and cycling. This will be achieved through protecting and enhancing the existing public rights of way network; the provision of additional footpaths, cycleways and bridleways, where appropriate; and safeguarding land for the provision of a continuous footpath, cycleway and bridleway network along Fylde's coastline;
- b) Reduce the environmental impact of transport through suitable mitigation and design;
- c) Reduce transport emissions, such as carbon dioxide and other greenhouse gases, by encouraging greater usage of public transport facilities;
- d) Reduce congestion in the Key Service Centres of Lytham, St Annes and Kirkham to promote competitiveness and enhance the tourism economy;
- e) Prepare and actively promote travel plans for all new developments which generate significant amounts of movement, including both employment and residential;

- f) Improve public transport between the Strategic Locations for Development and nearby town centres, employment areas, tourism developments and to the rural parts of the Borough.
- g) Implement measures to deliver a shift to public transport, away from car use over the plan period, and where appropriate, support, promote and implement innovative public transport initiatives;
- h) Provide a rail / bus / tram interchange on the South Fylde Line;
- i) Support the shift towards new technologies and fuels by promoting low carbon travel choices and encouraging the development of ultra-low carbon / electric vehicles and associated infrastructure;
- j) Provide a park and ride at Kirkham and Wesham Railway Station;
- k) Provide improved pedestrian, disabled, cycling and public transport access to and from Kirkham and Wesham Railway Station;
- l) Improve and upgrade the North Fylde Railway Line and the South Fylde Railway Line, including improved service frequency on the latter; and
- m) Integrate different modes of transport, to ensure a comprehensive and coherent sustainable transport network.

All planning applications for developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment, prepared in accordance with the Planning Practice Guidance. Any mitigation identified in the Transport Assessment or Transport Statement that is required to make the development acceptable must be implemented in accordance with the requirements of the Highway Authority.

## Appendix A8: Policy M1: Masterplanning the Strategic Locations for Development

**Policy M1****Masterplanning the Strategic Locations for Development**

Unless a Masterplan or design code has already been prepared by the Council, prospective developers of Strategic Sites (100 or more homes) within the Strategic Locations for Development named in policy DLF1 will be expected to prepare a masterplan or design code for their site in consultation with the Council. This should be carried out as part of the pre-application consultation process set out in the Statement of Community Involvement. Following approval by the Council, the masterplans will become supplementary planning documents.

The masterplans should include an agreed programme of implementation in accordance with the masterplan and an approved design code.

The masterplans should meet all the following criteria:

- a) The Strategic Locations for Development should be considered as a whole and a comprehensive approach to making every strategic site within the Strategic Locations for Development sustainable, should be taken.
- b) A broad balance and range of housing choice, including both market and affordable housing, in line with the Fylde Coast SHMA, 2014 should be provided, in accordance with policies H2 and H4;
- c) Variations in housing density with an overall minimum net density of 30 homes per hectare;
- d) High quality design should be included and development should be designed to encourage cohesion within the site and seek to minimise the impact on neighbouring properties;
- e) A wide range of local employment opportunities should be provided that offer a choice of jobs and training prospects;
- f) An appropriate level of retail, leisure, social, cultural, community and health facilities should be provided that meet local needs of the residents of the development, but does not

Fylde Local Plan to 2034

- undermine existing town, district or local centres or neighbouring key service centres or local service centres;
- g) Additional school capacity for nursery, primary and, where necessary, secondary educational needs should be provided in the short, medium and long-term;
  - h) Appropriate highways access and a comprehensive approach to planning the highway network within and linking the sites which make up the Strategic Locations for Development;
  - i) Access to well-designed, separate but overlooked cycleways (both on-road and off-road), walking routes and bridleways serving the local facilities and linking to services and amenities. Opportunities should be sought for the development of a network of walking, cycling and bridleway routes with access to and from adjacent settlements and the nearest town centres and schools;
  - j) Housing, employment, retail and leisure facilities located within a maximum walking distance of 400 metres of a frequent, viable and accessible bus service;
  - k) Secured by Design principles should apply in new developments;
  - l) Energy efficiency measures should be incorporated into new developments;
  - m) A design led approach to the provision of car parking spaces with the overall aim of reducing dependency on the private car;
  - n) Measures to deliver a shift to public transport, away from car use over the plan period. Opportunities should be sought to improve access to public transport and minimise the need to travel by private car;
  - o) Provide a Green Infrastructure network of open spaces, including natural and semi-natural greenspaces, amenity greenspace, allotments, and formal and informal recreation areas with provision for children and young people where people can congregate. Provide for large scale landscape enhancement, including the provision of tree belts and advanced landscaping and ensure the site links into the wider Green Infrastructure network. Existing ponds, trees, woodland, hedgerows, water features and areas of open space should be retained wherever possible. Details should be provided regarding the maintenance and management of the on-site open spaces.
  - p) The conservation and enhancement of important environmental assets and natural resources, biodiversity (nature conservation) and ecological networks. Ecological connectivity within the site and with the surroundings should be maintained and enhanced through appropriate site layout; the retention of existing important features including trees, woods and water bodies and their integration within a well-designed landscape with appropriate habitat protection;
  - q) The site designs should be informed by appropriate ecological surveys to ensure appropriate mitigation measures are implemented. Potentially damaging effects of development on sites of nature conservation value, especially Natura 2000 sites should be avoided, unless the potential effects can be mitigated;

- r) Where it is considered that proposals may have a harmful impact upon the significance of a heritage asset, the proposal should be considered in relation to the provisions of Policy ENV5.
- s) To confirm the presence or otherwise of sub-surface archaeology, more detailed archaeological studies should be undertaken, prior to development;
- t) Development respects the environmental character of its surroundings. Particular attention should be given to the creation of a well-designed and defined edge to development and a sensitive transition to adjoining areas in the countryside. Proposals will need to include plans for the long term use and management of these areas;
- u) Inappropriate development in Flood Risk Zones 2 or 3 will not be permitted. Development in Flood Zones 2 and 3 should be in accordance with the requirements of the national Planning Practice Guidance. Where a strategic development location contains land within Flood Risk Zone 2 and 3, landscaping constitutes an appropriate form of development in these areas. Developments will be required to include measures to deal with surface water drainage using the SuDs hierarchy;
- v) Health impact screening to be undertaken for all major development proposals on strategic sites. A full independent Health Impact Assessment will be required if the screening demonstrates a need;
- w) Wastewater infrastructure upgrades should be completed and the development of sites should ensure that any potential adverse impacts are mitigated. Design of the infrastructure should take into account any potential future development;
- x) Local waste management facilities and neighbourhood waste management facilities for the separation, storage and collection of waste, to increase the efficiency of its subsequent re-use, recycling and treatment should be provided.



## Appendix A9: Policy GD7 Achieving Good Design in Development

**Policy GD7****Achieving Good Design in Development****Design and Access Statements**

Where required, all development proposals should be accompanied by a Design and Access Statement that fully explains and justifies the design approach for the scheme.

**General Principles of good design**

Development will be expected to be of a high standard of design, taking account of the character and appearance of the local area, including the following requirements:

- a) In order to promote community cohesion and inclusivity, new development will be expected to deliver mixed uses, strong neighbourhood centres and active street frontages which bring together all those who live, work and play in the vicinity.
- b) Ensuring densities of new residential development reflect and wherever possible enhance the local character of the surrounding area.
- c) Ensuring that amenity will not be adversely affected by neighbouring uses, both existing and proposed.
- d) Ensuring the siting, layout, massing, scale, design, materials, architectural character, proportion, building to plot ratio and landscaping of the proposed development, relate well to the surrounding context.
- e) Taking account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.
- f) Conserving and enhancing the built and historic environment.
- g) Applying Secured by Design principles to all new developments.
- h) Being sympathetic to surrounding land uses and occupiers, and avoiding demonstrable harm to the visual amenities of the local area.
- i) Taking the opportunity to make a positive contribution to the character and local distinctiveness of the area through high quality new design that responds to its context and using sustainable natural resources where appropriate.
- j) Ensuring parking areas for cars, bicycles and motorcycles are safe, accessible and sympathetic to the character of the surrounding area and that highway safety is not compromised.
- k) Ensuring the layout, design and landscaping of all elements of the proposal, including any internal roads, pedestrian footpaths, cycleways and open spaces, create user friendly, sustainable and inclusive connections between people and places resulting in the integration of the new development into the built and historic environment.
- l) Creating safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion, and there are clear and legible pedestrian and cycle routes and high quality public space, which encourages the active and continual use of public areas.
- m) Protecting existing landscape features and natural assets as an integral part of the development; requiring multi-functional green infrastructure to be integrated into urban areas; providing enhancements to open spaces to encourage people to use them; protecting and enhancing habitats; providing open spaces and linkages to the wider ecological networks as part of the Green Infrastructure network; and enhancing the public realm.
- n) Making provision for the needs of specific groups in the community such as the elderly and those with disabilities, in line with the Equalities Act.
- o) All new housing developments should result in a high standard of amenity for occupiers. The standard of amenity for occupiers should not be compromised by inadequate space, poor layout, poor or lacking outlook or inconvenient arrangements for waste, access or cycle storage. Developments should include adequate outside amenity space for the needs of residents. New homes designed specifically to accommodate the elderly should comply with optional standard M4(3(2a)) in accordance with policy H2.

**Highway Safety**

- p) The needs of non-motorised users, such as pedestrians and cyclists, should be prioritised over other road users, through design measures.
- q) The development should not prejudice highway safety, pedestrian safety, and the efficient and convenient movement of all highway users (including bus passengers, cyclists, pedestrians and horse riders). The development should not reduce the number of on-site parking spaces available, unless there are other material considerations which justify the reduction.
- r) All development proposals will need to show that appropriate provision is made for public transport services; appropriate measures are provided to facilitate access on cycle or foot; where practicable, ensure existing pedestrian, cycle and equestrian routes are protected and extended; and the needs of specific groups in the community such as the elderly and those with disabilities are fully provided for.

**Climate Change**

- r) Development proposals should consider measures to mitigate the effects of climate change by the incorporation of energy and water efficiency in new and existing buildings, 'grey' water and rainwater harvesting and storage for waste and recyclables.
- s) Adaptation to climate change should be achieved through the design and orientation of buildings to maximise solar gain, provide shelter from the elements and take advantage of natural light and ventilation.

**Existing Land Uses**

- t) The development should not prejudice or prevent the operation of existing land uses.

**Public Realm**

- u) The public realm should be designed appropriately, to reflect the quality of the area including landscaping, street furniture and materials, and developments should be appropriately managed and maintained so that they add to the character, quality and distinctiveness of the surrounding area.

**Public Open Space (the Green Infrastructure network)**

- v) New public open space should be provided in a single central useable facility where possible, which is accessible, of high quality and good design, be visible, safe, using quality materials, including facilities for a range of ages and incorporating long term maintenance; unless it is agreed by the Council that provision is more appropriate off-site.

**Advertisements**

- w) Advertisement designs should respect the character and architectural details of the buildings and location within which they are proposed, and their surroundings, in terms of scale, details, siting and method of illumination.

**Flood Risk**

- x) Inappropriate development in Flood Risk Zones 2 and 3 will not be permitted.

## Appendix A10: Policy ENV4 Provision of New Open Space (Part of the Green Infrastructure network)

**Provision of New Open Space (Part of the Green Infrastructure network)****Amenity Open Space**

Within new housing developments comprising ten or more homes the provision of amenity open space with facilities for children's play (i.e. playgrounds and Multi-Use Games areas including LAPs and LEAPs), will be required to the following minimum standards (1) :

- 16m<sup>2</sup> per 1 bedroom home
- 24m<sup>2</sup> per 2 bedroom home
- 32m<sup>2</sup> per 3 bedroom home
- 40m<sup>2</sup> per 4 bedroom home
- 48m<sup>2</sup> per 5 bedroom home

Such safe green open space should be accessible, of high quality and normally be provided as a single central usable facility.

Housing developments of 100 homes or more will be required to provide double the above standards. Developers should provide effective long-term future maintenance of areas of open space in accordance with this policy, through the formation of a management company.

When determining an application for non-strategic sites there is a preference for an off-site contribution, *in lieu* of on-site provision of open space, to enhance facilities on an adjacent open space.

Where the standards require the provision of open space of less than 0.2 Ha, or where it is agreed with the Council that the open space would be better provided off-site, payment of a commuted sum will be sought to help provide additional or improved open space nearby, where the benefits would serve the occupiers of new and existing developments. Commuted sums will be calculated on the basis of the value of the land that would otherwise have had to be made available and the costs of laying the land out as public open space and maintaining it for a 10 year period.

**Developer contributions and the Green Infrastructure network**

Financial contributions will be sought through the Community Infrastructure Levy to assist schemes for other safe green open space where there is an identified need, including the provision of allotments, trees and woodland.

**Enhancement**

Where there is an identified over-provision of open space in close proximity to the application site, the monies generated from the development of the site and development in close proximity to it

will be used to enhance the quality of, and accessibility to, the existing open space network. Opportunities to link open spaces to create a multi-functional Green Infrastructure network will be maximised. Financial contributions will be sought through the Community Infrastructure Levy (CIL) to assist such schemes.

(1) Policy ENV4 does not include the provision, protection or enhancement of indoor and outdoor sports facilities. The provision of indoor and outdoor sports facilities is dealt with under policy HW3 in chapter 11.

## Appendix B: The Active Design Principles Checklist

**1. Activity for all**

Neighbourhoods, facilities and open spaces should be accessible to all users and should support sport and physical activity across all ages.

*Enabling those who want to be active, whilst encouraging those who are inactive to become active.*

Are a range and mix of recreation, sports and play facilities and open spaces provided to encourage physical activity across all neighbourhoods?	
Are facilities and open spaces managed to encourage a range of activities to allow all to take part, including activities for all genders, all ages and all cultures?	
Are a range of sport and physical activity opportunities specifically targeted at more deprived areas or areas where there are known to be particular health issues?	
Are varied promotion initiatives and methods directed across peer groups, to seek to reach all members of society and to target hard to reach groups?	
Are all facilities supported as appropriate by public conveniences, water fountains and, where appropriate, changing facilities to further increase their appeal to all?	
Do public spaces and routes have generous levels of seating provided?	
Where shared surfaces occur, are the specific needs of the vulnerable pedestrian taken into account?	

**2. Walkable communities**

Homes, schools, shops, community facilities, workplaces, open spaces and sports facilities should be within easy reach of each other.

*Creating the conditions for active travel between all locations.*

Are a diverse mix of land uses such as homes, schools, shops, jobs, relevant community facilities and open space provided within a comfortable (800m) walking distance? Is a broader range of land uses available within 5km cycling distance?	
Are large, single purpose uniform land uses avoided?	
Are walkable communities created, providing opportunities to facilitate initiatives such as walking buses to school, and providing the basic pattern of development to support a network of connected walking and cycling routes (Principle 3)?	

**3. Connected walking & cycling routes**

All destinations should be connected by a direct, legible and integrated network of walking and cycling routes. Routes must be safe, well lit, overlooked, welcoming, well-maintained, durable and clearly signposted. Active travel (walking and cycling) should be prioritised over other modes of transport.

*Prioritising active travel through safe, integrated walking and cycling routes.*

Does the proposal promote a legible, integrated, direct, safe and attractive network of walking and cycling routes suitable for all users?	
Does the proposal prioritise pedestrian, cycle and public transport access ahead of the private car?	
Are the routes provided, where feasible, shorter and more direct than vehicular routes?	
Are the walking and cycling routes provided safe, well lit, overlooked, welcoming, and well maintained, durable and clearly signposted? Do they avoid blind corners?	
Do routes support all users including disabled people?	
Are shared pedestrian and cycle ways clearly demarcated, taking the needs of the vulnerable pedestrian into account?	
Do walking and cycling leisure routes integrate with the open space and green infrastructure network of the area?	
Are sporting facilities fully integrated in this walking and cycling network?	
Are informal facilities for physical activity provided, such as Greenline routes?	

**4. Co-location of community facilities**

The co-location and concentration of retail, community and associated uses to support linked trips should be promoted. A mix of land uses and activities should be promoted that avoid the uniform zoning of large areas to single uses.

*Creating multiple reasons to visit a destination, minimising the number and length of trips and increasing the awareness and convenience of opportunities to participate in sport and physical activity.*

Does the proposal promote a mix of land uses and the co-location and concentration of key retail, community and associated uses?	
Are sports facilities and recreational opportunities prominently located?	
Are multiple sporting facilities located in one place, to allow choice of activity?	



### 5. Network of Multifunctional Open Space

A network of multifunctional open space should be created across all communities (existing and proposed) to support a range of activities including sport, recreational and play and other landscape features including Sustainable Drainage Systems (SuDS), woodland, wildlife habitat and productive landscapes (allotments, orchards). Facilities for sport, recreation and play should be of an appropriate scale, positioned in prominent locations, co-located with other appropriate uses whilst ensuring appropriate relationships with neighbouring uses.

*Providing multifunctional spaces opens up opportunities for sport and physical activity and has numerous wider benefits.*

Does the open space provided facilitate a range of uses?	
Are the sports and recreation facilities provided designed in accordance with best practice guidance?	
Are the sports and recreation facilities appropriately designed and located in relation to neighbouring uses?	
Does the open space provide an accessible setting for development?	
Does the open space link to existing networks and walking and cycling routes?	



### 6. High Quality Streets and Spaces

Flexible and durable high quality streets and public spaces should be promoted, employing high quality durable materials, street furniture and signage.

*Well designed streets and spaces support and sustain a broader variety of users and community activities.*

Are streets and spaces which are provided of a high quality, with durable materials, street furniture and signage?	
Is appropriate provision made to promote access to, and activity by, all users including providing safe route ways for vulnerable pedestrians?	
Is the new civic space of an appropriate scale and proportion to allow a range of possible functions?	



### 7. Appropriate Infrastructure

Supporting infrastructure to enable sport and physical activity to take place should be provided across all contexts including workplaces, sports facilities and public space, to facilitate all forms of activity.

*Providing and facilitating access to facilities and other infrastructure to enable all members of society to take part in sport and physical activity.*

Are public toilets, showers and changing facilities provided? Are these accessible and usable by all potential users?	
Are drinking fountains provided?	
Is there a multitude of seating options provided? Is the seating provided accessible to all?	
Is safe and secure cycle parking provided for all types of cycles including adapted cycles and trikes?	
Is Wi-Fi provided in facilities and spaces?	
Is safe and secure pushchair storage provided where appropriate?	



### 8. Active Buildings

The internal and external layout, design and use of buildings should promote opportunities for physical activity.

*Providing opportunities for activity inside and around buildings*

Are buildings well located in relation to surrounding walking and cycling routes, with direct access by these modes prioritised over access by vehicular modes?

Is the use of stairs promoted (over the lift) utilising signage and creating spacious and clean stairwells that are welcoming? (This should be balanced with the need to ensure lifts are easily accessible for those who cannot use the stairs)

Within the workplace, have methods to promote natural physical activity been explored such as using sit-stand desks?

Have innovative design features within buildings and surroundings which encourage activity e.g. feature staircases, cycle access ramps or other architectural features been utilised?

Have buildings been designed to provide appropriate amounts of internal space for rooms along with circulation and external space?



### 9. Management, maintenance, monitoring & evaluation

The management, long-term maintenance and viability of sports facilities and public spaces should be considered in their design. Monitoring and evaluation should be used to assess the success of Active Design initiatives and to inform future directions to maximise activity outcomes from design interventions.

*A high standard of management, maintenance, monitoring and evaluation is essential to ensure the long-term desired functionality of all spaces.*

Has the long term management and maintenance of a development or facility been considered to ensure the facility remains sustainable over a long-term?

Have alternatives to local authority management of public realm, streets, spaces and formal open space been considered?

Have issues such as the servicing of grass pitches, the impact of noise, floodlighting or vehicular access been considered?

Do the management of facilities target the broadest possible range of users, with particular emphasis on disadvantaged groups?

Have programs for monitoring and evaluating the success of initiatives been established?



### 10. Activity Promotion & Local Champions

Promoting the importance of participation in sport and physical activity as a means of improving health and wellbeing should be supported. Health promotion measures and local champions should be supported to inspire participation in sport and physical activity across neighbourhoods, workplaces and facilities.

*Physical measures need to be matched by community and stakeholder ambition, leadership and engagement.*

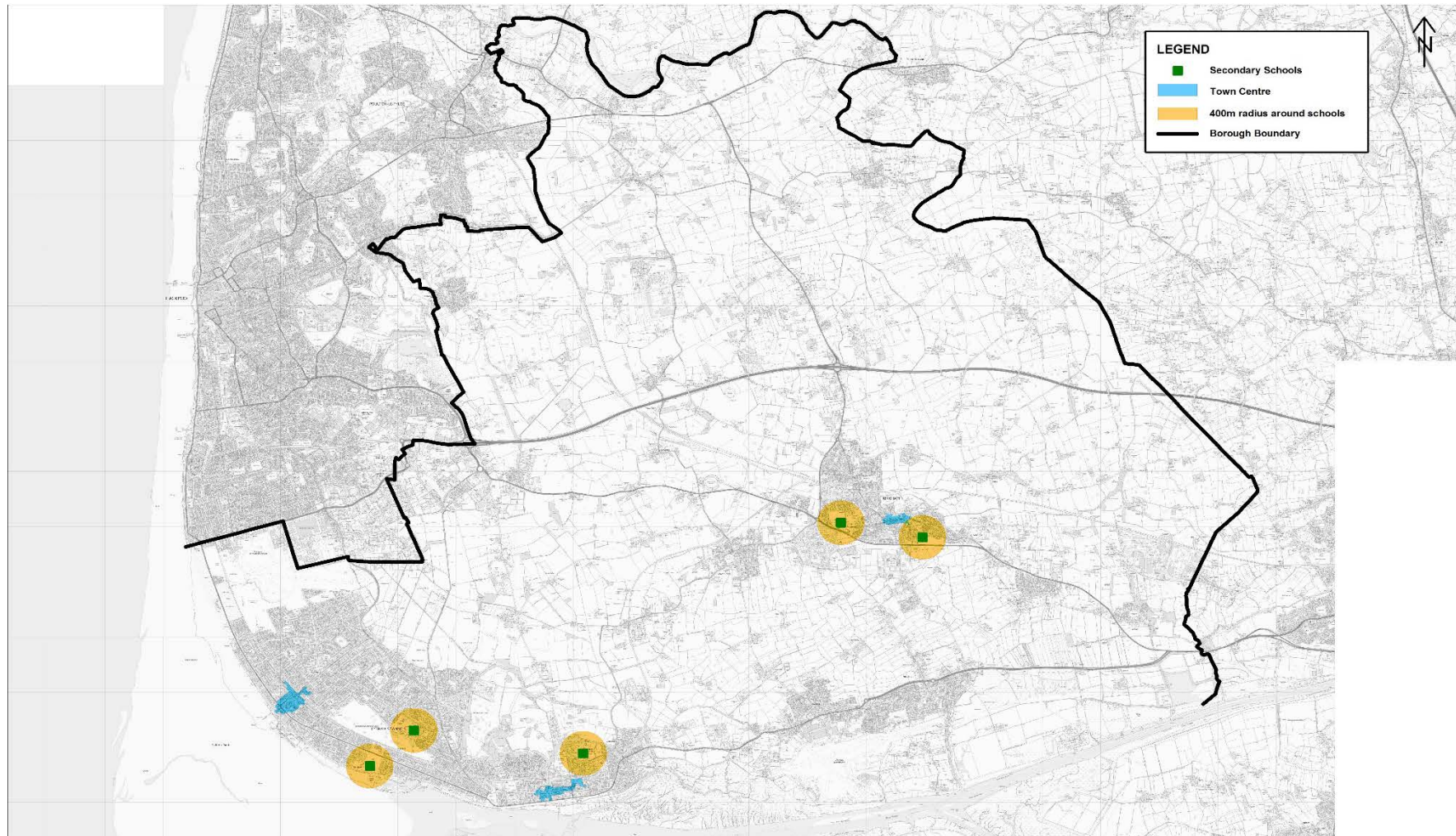
Has the stakeholders and organisations prioritised the promotion of sport and physical activity across all of their activity?

Has a broad program of events been established in the area associated with new facilities?

Has the scope of new technology and social media been explored in terms of promoting activities or encouraging activity?

Have local champions been identified to help ensure the sport and physical activity benefits of the development will be realised and will the local champions be adequately supported?





400m Takeaway Control Zone around Secondary Schools

(c) Crown Copyright and database right (2019). Ordnance Survey (100006084).





© Fylde Borough Council copyright 2016

You may re-use this document/publication (not including logos) free of charge in any format or medium. You must re-use it accurately and not in a misleading context. The material must be acknowledged as Fylde Borough Council copyright and you must give the title of the source document/publication.

Where we have identified any third party copyright material you will need to obtain permission from the copyright holders concerned.

This document/publication is also available on our website at [www.fylde.gov.uk](http://www.fylde.gov.uk).

Any enquiries regarding this document/publication should be sent to us at the Town Hall, St Annes Road West, St Annes FY8 1LW, or to [listening@fylde.gov.uk](mailto:listening@fylde.gov.uk).

Date: February 2019  
Our Ref: GDSPD(S)

Review Date:  
Authorised by: Julie Glaister, Planning Policy Manager

**Summary of Representations Received on the  
Healthy Living (SPD): Scoping  
Consultation between 22<sup>nd</sup> November 2018 and 3<sup>rd</sup> January 2019**



Consultee	Key text from representation	Changes sought	Council Response
General			
Highways England	No comments to make		
Equality and Human Rights Commission (EHRC)	No comments to make		
Natural England	No comments to make		
Historic England	No comments to make		
Great Places	No comments to make		
Environment Agency	No comments to make		

Community Association for the Protection of Wrea Green (CAPOW)	<p><u>General comment:</u> No account seems to have been taken for monitoring the potential effects of fracking on healthy living. This is quite key.</p> <p><u>Para 3.9:</u> Given the proposals for increasing “urban forest”, little account has been taken of the possible ill-health resulting from allergies to tree pollen.</p>		<p>The scope of this SPD is limited to the legislative remit of Fylde Council as the Local Planning Authority.</p> <p>The National Planning Policy Framework and the Fylde Local Plan to 2032 both support the retention and planting of trees and plants. This is considered vital for landscaping purposes, habitat enhancement, supporting biodiversity and in improving physical and mental health and wellbeing.</p>
	<p><u>General comment:</u> The merging of Doctors surgeries and siting them further away from main populations and public transport access (eg in Wesham) will adversely affect many older residents.</p> <p><u>General comment:</u> The disparity of life expectancies is, as you say, down to lifestyles. The NHS has done considerable work on this and it is difficult to see how planning would change ingrained stances.</p>		<p>The merging and location of Doctors surgeries falls under the remit of the Fylde and Wyre Clinical Commissioning Group. However, Policy HW1 of the Fylde Local Plan to 2032 states that the Council will work with health care commissioners to support healthcare facilities. The Great Eccleston Extension Masterplan proposal in Wyre includes a new medical centre, which will provide opportunities for Fylde Residents who live in Little Eccleston, Elswick and Roseacre.</p> <p>There is overwhelming evidence to suggest that health and the environment are inextricably linked and that poor environments contribute significantly to poor health outcomes and health inequalities. Planning policy has an important role in ensuring that people have the opportunities to make healthier lifestyle choices and address health inequalities.</p> <p>Controls over hours of working are in place throughout the development process, whilst dust and noise are subject to statutory</p>

	<p><u>Para 3.7:</u> The health and wellbeing in Wrea Green has been very much affected by noise and dust during development, worry about potential development/appeals, the effects on local roads, parking and the like. Whilst planning may help with new builds, the effects on EXISTING residents are often overlooked.</p> <p>Para 7.1: there is a typo in that “along” should be “alone”.</p>		<p>nuisance levels. Having an Adopted Local Plan and an accompanying SPD will help to create a sense of certainty. It seeks to prevent the concerns expressed in this comment.</p> <p>Comment noted. Typo will be corrected.</p>
Introduction			
	No comments made on Introduction		
Vision, Issues and Objectives			
Whyndyke Garden Village Board	<p><u>Pages 1&amp;3:</u> We welcome the inclusion of Whyndyke Garden Village (WGV) NHS Healthy New Town within this Vision, however, it presents a limited view of WGV Healthy New Town by focussing on ‘Lifetime Homes’.</p> <p>This is reflected in the objectives of the SPD (Scoping). These are also broad but from a WGV NHS New Town perspective they again focus on ‘lifelong homes’.</p>	To adapt the Vision and objectives of the SPD to include the full range of benefits of WGV.	The Council will amend the Vision to include all the benefits of WGV, and propose that these benefits are, where possible rolled out in all new developments. The objectives will be amended to ensure that they aspire to achieving all of the benefits of WGV, with a further objective of aspiring to ensure all other new developments create healthier environments. These will be covered within the document.
Community Association	<u>Page 3&amp;4:</u> Within the objectives, we have been asking for more dwellings for older people in Wrea		The Council has recently adopted the Fylde Local Plan to 2032. Policy H2 states that in order to meet the needs of an ageing population in Fylde,

for the Protection of Wrea Green (CAPOW)	Green for 7 years but not one has been provided within all the approvals given to date!		<p>at least 20% of homes within residential developments of 20 or more homes should be designed specifically to accommodate the elderly, including compliance with optional technical standard M4(3(2A)), unless it is demonstrated that this would render the development unviable.</p> <p>This will be monitored through Fylde's Authority Monitoring Report. If targets are not reached then this may trigger a review of the Local Plan.</p>
Planning, Policy and Public Health Context			
Lancashire County Council	<u>Page 16 Question 1:</u> 'Securing our Health and Wellbeing Report of the Lancashire County Council Director of Public Health and Wellbeing' (2016).	Add to 'Planning, Policy and Public Health Context' section.	The Council will add 'Securing our Health and Wellbeing Report' to the Draft SPD.
Sport England	<u>Page 16 Question 1:</u> Sport England would recommend an additional section be added to the policy to include Sport England & Public Health England's Active Design guidance <a href="http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/active-design/">http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/active-design/</a>	Add to 'Planning, Policy and Public Health Context' section.	The Council will add the 'Active Design' guidance to the Draft SPD.
Healthy Places			
Canal and	<u>Page 34:</u> The Trust consider that the canal network has a role to play in achieving the long term		The Council acknowledge the importance of the canal network's role in improving health and wellbeing. In paragraph 8.76 of the supporting

River Trust	objectives in terms of health and wellbeing. We consider that our waterways can provide areas for social interaction and can enable and support healthy lifestyles through providing access for walking, cycling and waterbourne activities. They also provide direct public access to green and blue infrastructure networks. Waterways have a significant role to play in promoting health and social inclusion, particularly in tackling physical inactivity, obesity, and in reducing stress.		text for Policy EC6 of the Fylde Local Plan to 2032, the Council recognises that the Lancaster Canal is a valuable resource for boating, angling, cycling, walking and other forms of informal recreation. A short length of the Lancaster Canal passes through the Eastern part of the Borough, and has huge potential in improving the health and wellbeing of residents of Fylde and neighbouring authorities e.g. Preston. This will be emphasised within the SPD, specifically within 'cycling and walking' and 'access to natural areas'
Community Association for the Protection of Wrea Green (CAPOW)	<u>Page 18:</u> Speeding traffic, traffic volumes and exhaust fumes are putting lives at risk on a daily basis. In addition, those matters make taking exercise via walking and cycling less likely because of the risks. The issue of fracking outputs in the form of air pollution and groundwater contamination has yet to be explored and evaluated. These matters also need consideration.		Policy T4 of the Fylde Local Plan to 2032 will mitigate and alleviate the concerns raised in regards to traffic and the uptake of cycling and walking.  The scope of this SPD is limited to the legislative remit of Fylde Council as the Local Planning Authority. As a result, potential issues associated with fracking will not be covered in this SPD.
Lancashire County Council	<u>Page 19 Question 2:</u> We agree with the 5 aspects listed in the scoping document as follows: neighbourhood design, housing, healthier food choices, natural and sustainable environment, and; transport.  'Transport' however relates predominantly to the movement of goods and people using vehicles. In order to support a shift to multimodal transport to achieve health and environmental benefits we would recommend replacing 'transport' with 'movement and access'.  We would also welcome consideration of 'Healthy	Amend 'Transport' to read 'Movement and Access' and add 'Healthy Workplaces' as an additional aspect of Healthy	'Transport' will be altered to read 'movement and access' and 'Healthy Workplaces' will be added as an additional aspect to Healthy Places.  Aspects relating specifically to good design of workplaces will be covered within a Good Design SPD, where this can be influenced by the planning system.

	<p>Workplaces' as an additional aspect. The design of workplaces can have an impact on health and wellbeing, particularly in relation to mental health and physical activity. Good design is an important factor in this, particularly in relation to mental health and physical activity, ensuring components such as noise, natural light and access to natural environments are considered.</p> <p>We recommend consideration being given to embedding the Sport England and Public Health England Active Design Principles within the proposed Fylde Healthy Living SPD.</p>	<p>Living.</p> <p>Inclusion of the Active Design Principles.</p>	<p>Additional text will be added to ensure inclusion of the Active Design Principles within the Healthy Places section of the SPD.</p>
Whyndyke Garden Village Board	<p><u>General comment:</u> The work associated with WGV NHS Healthy New Town is structured around the following themes:</p> <ul style="list-style-type: none"> <li>• Community Hub (Health Facility/School/Community Hall)</li> <li>• Digital Technology</li> <li>• Physical Activity</li> <li>• Home for Life Long Living</li> <li>• Community Engagement</li> </ul> <p>WGV NHS Healthy New Town is developing approaches to master planning and design that go above and beyond the policy requirements of the Fylde Local Plan to 2032 policies in relation to health and wellbeing. There is a need to capture, share and embed the learning from WGV NHS</p>		<p>The document structure will be revised to give a clearer direction to readers and ensure that all the benefits of WGV are included and discussed in the same designated section.</p> <p>A meeting will be organised to discuss these issues further, prior to the writing of the Draft SPD.</p>

	Healthy New Town and we would welcome a discussion about how this can be reflected in the proposed Healthy Living SPD.		
Sport England	<u>Page 18 Question 1 &amp; Page 19 Questions 2&amp;3:</u> Sport England would recommend that some of the principles in our active design guidance could be incorporated into this policy such as walkable communities, connected walking and cycling routes, network of multifunctional open space, co-location of community facilities, high quality streets and spaces, and active buildings. The supporting text to the policy also offers the potential to refer to the Active Design guidance to signpost applicants to detailed advice.	Refer to the Active Design Guidance in supporting text.	Additional text will be added to ensure inclusion of the Active Design Principles within the Healthy Places section of the SPD.
Healthy Living			
Community Association for the Protection of Wrea Green (CAPOW)	<u>Page 19 Question 1:</u> Ensure that speeding is effectively curbed and do not permit development where footpaths on-site/linking to any off-site facilities are inadequate.  <u>Page 19 Question 2:</u> Smaller communities and development sites (maximum of 10 dwellings) are likely to improve social interaction more than larger sites, unless the larger sites are designed to achieve this (eg Whyndyke, but that is just ONE site).		Development would not be approved if access to it on foot could not be provided. Footpath links to the surrounding area and beyond are always one of the first considerations of a sustainable design.  Policy GD7 of the Fylde Local Plan seeks to achieve good design in development. An essential criterion is to promote community cohesion and inclusivity. This will be supported through the SPD.
Sport England	We would also recommend the council use our active lives data to help inform their policies	Use the sources	The relevant sections will be strengthened and links to resources will be added where appropriate.

	<p>surrounding healthy living: <a href="https://www.sportengland.org/research/active-lives-survey/">https://www.sportengland.org/research/active-lives-survey/</a></p> <p>It is also a key point that the leading causes of ill health could be prevented if people were to play more sport and increase their overall levels of physical activity, therefore we also recommend the council see our data and guidance surrounding health and inactivity as this could provide key evidence and support in developing this SPD: <a href="https://www.sportengland.org/our-work/health-and-inactivity/">https://www.sportengland.org/our-work/health-and-inactivity/</a></p>	provided to inform policies and support the development of the SPD.	
<p><u>Healthy Eating</u></p> <p>Hot Food Takeaways</p>			
Community Association for the Protection of Wrea Green (CAPOW)	<p><u>Page 22 Question 1:</u> We agree with the first question.</p> <p><u>Page 22 Question 2:</u> In regard to the second question The NHS has already provided the information and action MUST be down to individuals. The need to take regular exercise would help. The LCC Highways proposals to charge for parking by Promenades is counterproductive to exercise.</p>		<p>Comment noted.</p> <p>Although taking action towards a healthier lifestyle is ultimately down to the individual, planning policy has an important role in ensuring that people have the opportunities to make these healthier lifestyle choices.</p> <p>The Council isn't aware of Lancashire County Council's Highways proposals to charge for Promenade parking. Car parking is usually provided by the local council e.g. Fylde Council and the revenue collected is used to maintain promenades and other local facilities.</p>
Lancashire County Council	<p><u>Page 22 Question 1:</u> Yes, we agree that Hot Food Takeaways should be controlled as part of measures to reduce obesity, based on a review of evidence and advice presented in the 'Hot Food</p>		<p>Policy HW1 health and Wellbeing – of the Fylde Local Plan to 2032 is concerned with the health and wellbeing of Fylde's residents. It states that the Council will integrate public health principles and planning to reduce health inequalities. Criterion a)-g) describe how this will be</p>



	<p><i>Takeaways and Spatial Planning Public Health Advisory Note</i> produced by Lancashire County Council's Director of Public Health and Wellbeing. We recommend:</p> <ul style="list-style-type: none"> <li>• A 400m restriction zone for new hot food takeaways surrounding secondary schools – limiting children's access to unhealthy food</li> <li>• Refusing applications for new hot food takeaways within wards where more than 15% of year 6 pupils or 10% of reception pupils are classed as obese</li> <li>• Prevent the clustering of too many hot food takeaways in deprived neighbourhoods.</li> </ul>		<p>achieved and criterion g) states 'The reduction of health inequalities and initiatives to facilitate healthier lifestyles will be supported, where these can be delivered through the planning system'. The advisory note published by Lancashire County Council evidences a link between hot food takeaways and obesity. Therefore, there is a strong local policy basis and associated evidence to support this SPD and the approach that it will take to controlling hot food takeaways.</p>
Planware	<p><u>Page 22 Question 1:</u> We consider that placing restrictions on hot food takeaways would be unsound.....The SPD is not justified, effective or consistent with the Framework. Restricting the location of new Hot Food Takeaway proposals within the borough is not a positive approach to planning.</p> <p>The Inspectorate recently concluded that the Greenwich Local Plan would be unsound if it tried to restrict new hot food takeaways within 40 m of a school. [Section of Inspector's report for Greenwich Local Plan provided]..... There is a lack of evidence to demonstrate the link between Hot</p>		<p>The National Planning Policy Framework places an emphasis on promoting healthy and safe communities and Local Planning Authorities should:</p> <p><i>"...enable and support healthy lifestyles, especially where this would address identified local health and wellbeing needs."</i></p> <p>There is an identified issue within Fylde regarding the number of residents, including school age children that are overweight and obese. This will be caused by many factors and the presence of Hot Food Takeaways is considered to be one of them. The Council endeavours to support initiatives to promote healthier lifestyles, as set out in Policy HW1 of the Fylde Local Plan to 2032. Introducing a degree of control over Hot Food Takeaways aligns with the policy aim of HW1 Criterion g) and it an initiative to facilitate healthy lifestyles that can be delivered</p>

	<p>Food Takeaways and obesity. This lack of evidence has been confirmed in a number of planning decisions, including in South Ribble.</p> <p>The question does not look at the implications of new A1, A3 or A4 uses and therefore the sale of food and drink will still occur. The proposed approach is therefore not effective and is unjustified.....There is lack of evidence to demonstrate that purchases in fast food outlets are any more or less healthy than purchases in other A Class premises.</p> <p>We consider that placing restrictions on hot food takeaways would be unsound and fails to meet the four tests of the Framework. It is not a positive approach to planning; justified; effective; or consistent with national planning policy.</p> <p>Paragraph 6.12 details that the SPD aligns with Policy HW1 of the Fylde Local Plan to 2032. Supporting initiatives to facilitate healthier lifestyles in no way justifies placing generic land use restrictions on certain use classes. Initiatives to provide open spaces should be encouraged.</p> <p>[A list of McDonald's efforts to influence and promote healthy eating has been included in the full response.]</p>		<p>through the planning system.</p> <p>Additionally, many Local Planning Authorities have now successfully adopted policies which control Hot Food Takeaways and are successfully implementing them through planning decisions.</p> <p>Hot Food Takeaway outlets tend to sell larger portions of food that is high in fat, salt and sugar and low in fruit and vegetables. They also tend to be clustered in more deprived areas. Although there are implications from the purchasing of unhealthy foods from A1, A3 and A5 uses, they are, on the whole, likely to be of smaller portions and contain less fat, salt and sugar. Restrictions that will prevent the clustering of Hot Food Takeaways, especially close to schools, will provide one means of tackling obesogenic environments and influencing healthy eating habits in the Borough.</p>
SSA Planning on behalf of	<p><u>Page 22: Question 1:</u> We are in favour of well-evidence policies to control the proportions of all main town centre uses, but particularly to ensure</p>		<p>Policy EC5 of the Fylde Local Plan to 2032 sets out the retail hierarchy for Fylde in order to maintain and enhance the vitality and viability of town, district and local centres. This will support a thriving economy as well as</p>

Kentucky Fried Chicken (Great Britain) Limited	<p>an appropriate mix of experiential and non-experiential uses.</p> <p>There is a real risk that complete bans on such bases will restrict walkable access in neighbourhoods that happen to be within the areas affected and will lead to retail decline in the centres and wider areas affected. These outcomes will be detrimental to levels of active travel, a key predictor of healthy weight, but also for jobs and the economy.</p> <p>The evidence for a link between the proximity of specifically hot food takeaways to particular land uses such as schools or parks is limited and conflicting.</p>		<p>influencing active travel to and from centres, which will be supported through the SPD.</p> <p>Hot Food Takeaway outlets tend to sell larger portions of food that is high in fat, salt and sugar and low in fruit and vegetables. Although there are implications from the purchasing of unhealthy foods from A1, A3 and A5 uses, they are, on the whole, likely to be of smaller portions and contain less fat, salt and sugar. Restrictions that will prevent the clustering of Hot Food Takeaways, especially close to schools, will provide one means of tackling obesogenic environments and influencing healthy eating habits in the Borough.</p>
Opportunities for Food Growing			
Community Association for the Protection	<p><u>Para 6.14:</u> If growing your own food is important why are modern houses provided with smaller back gardens and why are allotment sites being</p>	Amend the list of allotment	<p>Although garden size has reduced over the past few decades, a distance of 21 meters is currently required between new buildings to ensure privacy. This means that the size of a garden plot in a new build is stable. The question regarding the selling of allotment plots is not</p>

of Wrea Green (CAPOW)	<p>sold off?</p> <p><u>Para 6.21:</u> [Informs that list of allotments is incomplete] There are allotments at the northern end of Wray Crescent in Wrea Green.....Clearly more allotment sites are required generally. We would consider there is a further demand for allotments. Even the Wrea Green allotments had to be half plots due to initial over subscription.</p>	sites.	<p>substantiated. Allotment plots are protected within the Fylde Local Plan to 2032. Policy HW1 – Health and Wellbeing criterion e states that ‘the Council will integrate public health principles and planning to help reduce health inequalities by safeguarding and encouraging the provision of allotments and garden plots within developments and small scale agricultural and farmers markets to provide access to healthy, affordable locally produced food options.</p> <p>The list of allotment sites will be checked and amended where necessary.</p>
Smoking and Alcohol			
	No comments made on Smoking and Alcohol.		
Lifetime Homes			
Community Association for the Protection of Wrea Green (CAPOW)	<p><u>Page 29 Question 1:</u> Larger plots and wider doorways (for the disabled, not the obese) would be appropriate.</p>		Comment noted.
Lancashire County Council	<p><u>Page 29 Question 1:</u> Yes, we agree that 80% of houses at Whyndyke Garden Village should be accessible/adaptable dwellings. Fylde has a greater proportion of elderly residents than the England average and this is projected to increase. It is important that homes are built that can be adapted to accommodate the needs of this</p>		<p>The SPD will support the ambition of the Whyndyke Garden Village Board, and of Lancashire County Council, Blackpool Council and Fylde Borough Council in the application of the Lifelong Living Standard to 80% of homes within the development, with the other 20% being compliant with Building Regulations M4(3) ‘Access to and use of buildings’ so they are wheelchair accessible.</p>

	<p>population group.</p> <p>The need for adaptable homes is not specific to an ageing population. Adaptable homes can meet the needs of individuals with a wide range of physical disabilities or illnesses as well as the needs of young families requiring homes that are accessible for prams and pushchairs.....</p> <p>.....The Whyndyke Garden Village Homes for Life Long Living work stream is developing an adaptability standard with the aim that all individuals on the development will live in homes that can be adapted to meet their needs throughout their lifetime.</p> <p>As per Policy H2 in the Fylde Local Plan, 20% of homes on Whyndyke Garden Village should be compliant with Building Regulations M4 (3) 'Access to and use of buildings' so they are wheelchair accessible.</p> <p>Therefore the aim is that the Whyndyke Garden Village Homes for Lifelong Living Standard will apply to the remaining 80% of homes within the development. Following consultation with the emerging Whyndyke Garden Village Homes for Life Long Living Standard is a combination of selected elements of M4(2) and Lifetime Homes.</p>		
Whyndyke Garden Village	<p><u>Pages 1 &amp; 3:</u> We welcome the inclusion of Whyndyke Garden Village (WGV) NHS Healthy New Town within this Vision, however, it presents a limited view of WGV Healthy New Town by</p>	<p>To adapt the Vision and objectives of the SPD to</p>	<p>The document structure will be revised to give a clearer direction to readers and ensure that all the benefits of WGV are included and discussed in the same designated section.</p>

Board	<p>focussing on 'Lifetime Homes'.</p> <p>This is reflected in the objectives of the SPD (Scoping). These are also broad but from a WGV NHS New Town perspective they again focus on 'lifelong homes'.</p>	include the full range of benefits of WGV.	
Community Facilities			
Community Association for the Protection of Wrea Green (CAPOW)	<p><u>Para 4.1:</u> The existing extensions to the extremities of Wrea Green have reduced cohesion, over-subscribed to existing clubs and societies. This is likely to reduce health and wellbeing.</p> <p><u>Page 31 Questions 1-3:</u> It is clear that all facilities need to be within reasonable walking distances from the main populations...this is when they work best.....Activities in Wrea Green are being overwhelmed by unsustainable growth.</p>		<p>No evidence has been provided in the response to substantiate the assertion made. If the Parish Council feel there is an issue regarding the provision of community facilities, an area study should be conducted to provide the necessary evidence.</p> <p>Policy HW2 – Community Facilities of the Fylde Local Plan to 2032 acknowledges that development proposals for new community facilities should be co-located where possible, providing mixed uses and a range of services in one sustainable and accessible location. No evidence has been provided in the response that suggests unsustainable growth in Wrea Green has affected activities.</p>
Lancashire County Council	<p><u>Page 31 Question 2:</u> In terms of the location of community facilities we advocate an approach highlighted by the Town and Country Planning Association '<i>Provision of services for day-to-day needs within walking distances of homes: New garden villages should provide a sustainable urban structure of walkable neighbourhoods based around a network of mixed-use town and local centres in which residents can meet their day-to-day needs.</i>' This is important for a range of reasons</p>		<p>The Fylde Local Plan to 2032 recognises that availability of community facilities can contribute towards community spirit, and can also reduce the need to travel by making communities more self-contained. Policy HW2 – Community Facilities acknowledges that development proposals for new community facilities should be co-located where possible, providing mixed uses and a range of services in one sustainable and accessible location.</p>

	including promoting social connectivity, promoting physical activity, and reducing reliance on vehicles.		
Sport England	<u>Page 31 Questions 1-3:</u> There is significant concern that decisions about planning new facilities with a view of meeting the current and future indoor sports facility needs of the community through public consultation, are not based on an up-to-date, and therefore robust evidence base. A clear understanding of current and future indoor community sports facility needs is essential for informing the location of new facilities. Therefore, we would recommend the Council refer to their Built Facilities Strategy when determining where new facilities should be located.	Refer to the Built Facilities Strategy.	The Fylde Local Plan to 2032 and the associated evidence base, including the Open Space Report, the Playing Pitch Strategy and Action Plan, Playing Pitch Strategy Assessment Report and Built Facilities Review have recently been examined and found to be sound. Therefore they are considered to be up-to-date.
SSA Planning on behalf of Kentucky Fried Chicken (Great Britain) Limited	<u>Page 22 Question 2:</u> ...It is also important to have an up-to-date Open Space Sport and Recreation Assessment to enable any local shortfalls in provision to be identified and addressed, thereby increasing the likelihood of sport and recreation uptake....		The Fylde Local Plan and the associated evidence base, including the Open Space Report, the Playing Pitch Strategy and Action Plan, Playing Pitch Strategy Assessment Report and Built Facilities Review have recently been examined and found to be sound. Therefore they are considered to be up-to-date.
Cycling and Walking Infrastructure			

Canal and River Trust	<p><u>Page 34:</u> .....our waterways can provide areas for social interaction and can enable and support healthy lifestyles through providing access for walking, cycling and waterbourne activities. They also provide direct public access to green and blue infrastructure networks. Waterways have a significant role to play in promoting health and social inclusion, particularly in tackling physical inactivity, obesity and in reducing stress.</p>		<p>The Council acknowledge the importance of the canal network's role in improving health and wellbeing. In paragraph 8.76 of the supporting text for Policy EC6 of the Fylde Local Plan to 2032. The Council recognises that the Lancaster Canal is a valuable resource for boating, angling, cycling, walking and other forms of informal recreation. A short length of the Lancaster Canal passes through the Eastern part of the Borough, and has huge potential in improving the health and wellbeing of residents of Fylde and neighbouring authorities e.g. Preston. This will be emphasised within the SPD.</p>
Community Association for the Protection of Wrea Green (CAPOW)	<p><u>Page 18:</u> Speeding traffic, traffic volumes and exhaust fumes are putting lives at risk on a daily basis. In addition, those matters make taking exercise via walking and cycling less likely because of the risks.</p> <p><u>Para 5.4:</u> Cycleways are generally a problem once a cyclist leaves the development site in that provision and safety is poor.....Speeding and unmarked cycleways on narrow roads (eg Bryning Lane) give rise to danger to cyclists as is borne out by numerous accidents in this Village. Pedestrian footways do little or nothing to reduce speeds. FBC need to ensure that speeding is effectively curbed and do not permit development where footpaths on-site/linking to any off-site facilities are inadequate.</p> <p><u>Page 34 Question 1:</u> .....Additionally, "public footpaths" need to be made far more user</p>		<p>These issues are taken into consideration within Policy T4 of the Adopted Fylde Local Plan to 2032.</p> <p>The Council is not aware of a high rate of cycling accidents in Wrea Green but is willing to consider the evidence.</p> <p>Development would not be approved if access to it on foot could not be provided. Footpath links to the surrounding area and beyond are always one of the first considerations of a sustainable design.</p> <p>Lancashire County Council has prepared a Lancashire Rights of Way Improvement Plan. This sets out how to manage and improve the public rights of way network in order give better provision for walkers, cyclists, equestrians and people with mobility problems.</p>



	friendly. This relates to the quality underfoot and cutting back of the undergrowth and hedges.		
Sport England	<u>Page 34 Question 3:</u> ....Some of the principles in our active design guidance could be incorporated into this policy such as walkable communities, connected walking and cycling routes, network of multifunctional open space, co-location of community facilities, high quality streets and spaces, and active buildings.	Include the Active Design guidance.	Additional text will be added to ensure inclusion of the Active Design Principles within the Cycling and Walking section of the SPD.
SSA Planning on behalf of Kentucky Fried Chicken (Great Britain) Limited	<u>Page 22 Question 2:</u> It is critical to have a clear understanding of walkable or cycle-able access to key facilities but also to ensure that the access routes themselves comprise part of a wider green infrastructure that is planned and connected.		The Fylde Local Plan to 2032 acknowledges that it is vital that the right infrastructure is in place to support future development and this includes the Green Infrastructure network. Policy M1 sets out a criteria for the masterplanning of new developments, including access to walkways, cycleways and bridleways that link to key facilities and the wider Green Infrastructure network. Additionally, Policies T4, ENV3 and ENV4 will help deliver walkable and cycle-able facilities that are linked with the Green Infrastructure Network.
Access to Natural Areas			
Canal and River Trust	<u>Page 34:</u> ...waterways can provide direct public access to green and blue infrastructure networks.		This is acknowledged within Policy ENV3 of the Fylde Local Plan to 2032 and the policy's supporting text.
Community Association for the Protection of Wrea	<u>Page 36 Question 1:</u> Far better management of woodlands in private ownership is needed, as well as the improvement of muddy Public Footpaths.		It is not within the remit of the Council as Local Planning Authority to manage woodlands in private ownership.  Lancashire County Council has prepared a Lancashire Rights of Way Improvement Plan. This sets out how to manage and improve the public rights of way network in order give better provision for walkers, cyclists,

Green (CAPOW)			equestrians and people with mobility problems.
SSA Planning on behalf of Kentucky Fried Chicken (Great Britain) Limited	<u>Page 34</u> : It is critical to have a clear understanding of walkable or cycle-able access to key facilities such as shops, services and good quality open space, but also to ensure that the access routes themselves comprise part of a wider green infrastructure that is planned and connected.		Policy HW1 – Health and Wellbeing highlights the importance of this comment. Additionally, Policies M1, T4, ENV3 and ENV4 will help deliver walkable and cycle-able facilities that are linked with the Green Infrastructure Network.
Health Impact Assessment (HIA)			
Community Association for the Protection of Wrea Green (CAPOW)	<u>Page 37</u> : The longer term effects of Fracking MUST be included.	Include fracking in the HIA.	<p>The scope of this SPD is limited to the legislative remit of Fylde Council as the Local Planning Authority. Additionally, a HIA is only specific to the development for which the HIA is required.</p> <p>Lancashire County Council produced a HIA on the Potential Impacts of the Proposed Shale Gas Exploration Sites in Lancashire in 2014 and can be found as the attached report under ‘Accompanying Documents’: <a href="http://council.lancashire.gov.uk/ieDecisionDetails.aspx?id=6130">http://council.lancashire.gov.uk/ieDecisionDetails.aspx?id=6130</a></p>

## INFORMATION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	PLANNING COMMITTEE	27 FEBRUARY 2019	7
<b>WYRE LOCAL PLAN 2011-2031 - PUBLICATION OF PLANNING INSPECTOR'S REPORT</b>			

### PUBLIC ITEM

This item is for consideration in the public part of the meeting.

### SUMMARY OF INFORMATION

On 7 February 2019, Wyre Council published the Report on the Examination of the Wyre Council Local Plan 2011 to 2031 (Inspector's Report), including the Inspector's Schedule of Main Modifications (MM) to the Local Plan.

The Inspector has concluded that, with the Main Modifications he has recommended, the Wyre Local Plan satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the National Planning Policy Framework.

The Main Modifications in so far as they relate to the key issues addressed in Fylde Council's representations can be summarised as follows:

- Increasing the housing requirement and adjusting the spatial distribution of development to reflect opportunities to support development in locations which are or can be made sustainable
- Clarifying the components of housing land supply, the assumptions that will be relied upon to calculate the five-year supply and the role of a Housing Implementation Strategy
- Ensuring that the strategic and generic policies, including those relating to the Green Belt and housing, are positively prepared, justified, effective, consistent with national policy, and clear to the decision maker
- Requiring an early review of the Local Plan, commencing in 2019, so that objectively assessed housing needs are fully met over the Plan period

The Inspector noted that 'Whether Wyre can meet its own Objectively Assessed Needs (OAN) for housing has been a significant issue for the examination' and that 'Fylde's Local Plan which was adopted in October 2018 includes reference to the possibility of an early review to meet any need that cannot be met in Wyre but this does not constitute a firm commitment.' Accordingly he has amended the wording of the MMs to reflect the objective of Wyre meeting its own housing OAN, noting that the Duty to Co-operate is not a 'duty to agree'.

### SOURCE AND LINK TO INFORMATION

Wyre Borough Council - [http://www.wyre.gov.uk/info/200319/emerging\\_planning\\_policies](http://www.wyre.gov.uk/info/200319/emerging_planning_policies)

### WHY IS THIS INFORMATION BEING GIVEN TO THE COMMITTEE?

Fylde Council made representations to the Examination in Public and this information is provided to the committee in order to keep them informed of the outcome of those representations.

### FURTHER INFORMATION

Contact: Mark Evans. [marke@fylde.gov.uk](mailto:marke@fylde.gov.uk) or 01253 658460

## INFORMATION ITEM

REPORT OF	MEETING	DATE	ITEM NO
RESOURCES DIRECTORATE	PLANNING COMMITTEE	27 FEBRUARY 2019	8
<b>OUTSIDE BODIES</b>			

### PUBLIC ITEM

This item is for consideration in the public part of the meeting.

### SUMMARY OF INFORMATION

On 16 April 2018, the Council made a number of appointments to outside bodies. These appointments followed from recommendations from the programme committees for appointments from within their respective memberships.

In line with the Protocol for Members on Outside Bodies (Part 5f of the Council's Constitution), every member serving on an outside body is required to complete a reporting form every six months, which is submitted to the relevant programme committee to which the external partnership relates.

Included as an appendix to this report are: returned completed reporting forms and a list of outstanding reports/ details of those bodies which have not met.

### SOURCE OF INFORMATION

Elected member representatives to the Outside Bodies

### INFORMATION ATTACHED

Outside Bodies Reports and Summary

### WHY IS THIS INFORMATION BEING GIVEN TO THE COMMITTEE?

The information is provided to maintain an understanding of the work of the outside bodies, and remain abreast of any issues that may have an impact on the residents of the borough or the council.

### FURTHER INFORMATION

Contact Tracy Manning, Director of Resources – [tracy.manning@fylde.gov.uk](mailto:tracy.manning@fylde.gov.uk)

Outside Body		Councillor	Report Status
Planning Committee, 27/2/19 meeting			
	Duty to Cooperate	Chair & vice of Planning – Cllrs Fiddler & Redcliffe	Nil return – no meetings
	(Planning) Education Liaison Group	Richard Redcliffe	attached
	(Planning) Education Liaison Group	Linda Nulty	

Outside Bodies - Member Reporting Form

Details

Councillor Name and Role on Outside Body (for example, Observer, Trustee, Director)	Cllr Richard Redcliffe
Email	cllr.rredcliffe@fylde.gov.uk
Period this report covers (date):	Sept 2018-Feb 2019
Name of Outside Body:	Education Liaison Body
How often does the organisation meet? And how often have you attended?	Whenever possible usually at least once a year Attended every meeting since inception in 2012
Key issues arising for Fylde Borough Council	<p>Effective s106 Town and Country Planning Act Education Provision Contributions being paid to effectively mitigate impact of planned developments. Key problems - unsound outcomes not CIL compliant</p> <p>Examples of issues could be those that may affect decisions regarding budget setting, challenges for residents, policy changes that affect partnership working etc</p>
Who did you inform of these issues within Fylde Borough Council?	Planning committee members/Leadership Group
In the light of these meetings, is it worthwhile for the Council to continue to have a representative/representatives on this body?	Yes
Any further comments?	Meeting held on January 21st at County Hall Discussed lack of communication regarding where money has been spent and to what effect Need to address capacity issues supporting housing developments Lack of confidence in formula outcomes Concern over secondary school provision Commitment to better communication