

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	PLANNING COMMITTEE	28 JULY 2021	5
PARTIAL REVIEW OF THE FLP32: DRAFT SCHEDULE OF PROPOSED MAIN MODIFICATIONS FOR CONSULTATION			

PUBLIC ITEM

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

SUMMARY

The Partial Review of the Fylde Local Plan to 2032 was submitted for Examination on the 21st October 2020. Examination Hearing sessions took place via Zoom on 17th and 18th March 2021. The Inspector wrote to the Council on 30th April 2021 providing interim findings in respect of the matter of the housing need, the housing requirement, and the matter of unmet need in the housing market area, as reported to members on 19th May.

Following Planning Committee's decision to proceed in accordance with the Inspector's conclusions, officers have drafted main modifications to accord with the Inspector's findings. These are provided in the Draft Schedule in Appendix 1 for members' consideration. The modifications cover the matters raised in the Inspector's letter of 30th April 2021, in addition to those modifications to the Partial Review identified and pointed out to the Council by the Inspector during the hearing sessions required by her to find the plan sound.

A sustainability appraisal has been undertaken of the draft main modifications and this is provided in Appendix 2. A viability screening report is also provided in Appendix 3. Neither of these raises any concerns regarding the proposed modifications.

If approved, the Draft Schedule will be issued for public consultation for a period of six weeks. Representations will be summarised and submitted to the Inspector, who will consider them in making her final report on the Partial Review.

RECOMMENDATIONS

1. That the Draft Schedule of Main Modifications to the Partial Review of the Fylde Local Plan to 2032 as attached in Appendix 1 be approved by Planning Committee.
2. That the contents of the Sustainability Appraisal Addendum – Main Modifications (Appendix 2) and the Economic Viability Assessment Review Addendum Report (Appendix 3) be noted.
3. That the Draft Schedule, the Sustainability Appraisal Addendum – Main Modifications and the Economic Viability Assessment Review Addendum Report referred to in recommendations 1 and 2 be issued for public consultation and the responses submitted to the Inspector.

SUMMARY OF PREVIOUS DECISIONS

On 19th May 2021 the Planning Committee resolved to accept the directions of the Inspector as set out in her letter of 30th April 2021 to the Council, and to request that main modifications are drafted for further consideration by the Planning Committee.

On 14th October 2020 the Planning Committee approved the Partial Review, supporting documents, technical assessments and responses to the Regulation 19/20 consultation for submission to the Secretary of State.

On 11th March 2020 the Planning Committee agreed to approve the Partial Review, supporting documents and technical assessments for Publication in accordance with Regulation 19/20 of the Town and Country Planning (Local Planning) (England) Regulations 2012; to approve those documents together with the responses to the Regulation 19/20 consultation for submission to the Secretary of State; and that officers be asked to continue to liaise with Wyre Council in order to seek to address the issue of unmet housing need in Wyre.

On 22nd January 2020 the Planning Committee agreed the Council's responses to the Regulation 18 consultation, the scope of the Partial Review and that technical assessments be carried out.

CORPORATE PRIORITIES	
Economy – To create a vibrant and healthy economy	✓
Environment – To deliver services customers expect	✓
Efficiency – By spending money in the most efficient way	✓
Tourism – To create a great place to live and visit	✓

REPORT

Draft Schedule of Proposed Main Modifications for Consultation

1. The Partial Review of the Fylde Local Plan to 2032 was submitted for Examination on the 21st October 2020. The Partial Review addresses two issues: revisions to ensure that the Local Plan accords with the updated National Planning Policy Framework (NPPF) of 2019, notably in its change to the method of calculating housing need; and to address the issue of the shortfall in housing provision in Wyre, in accordance with the commitment in the adopted Local Plan. Examination Hearing sessions took place via Zoom on 17th and 18th March 2021.
2. The Inspector wrote to the Council on 30th April 2021 providing interim findings in respect of the matter of the housing need, the housing requirement, and the matter of unmet need in the housing market area, as reported to members on 19th May. Following Planning Committee's decision of 19th May to proceed in accordance with the Inspector's conclusions, the Council wrote to the Inspector to confirm this decision on 24th May.
3. The Draft Schedule provided in Appendix 1 sets out all proposed modifications to the Partial Review. The Draft Schedule only shows proposed changes from the final text of the submitted Partial Review Schedule of Revisions document (i.e. the original strikethrough and underlining of the Schedule of Revisions is not shown, only what was originally to be the final text).
4. There are 10 main modifications in the Draft Schedule. MM1 relates to the provision for Wyre's housing shortfall. MM2 replaces the overall plan period housing requirement in the development strategy (Policy DLF1) with 7,275. MM3 makes small changes to Policy GD4 (Development in the Countryside) to improve the wording of the proposed revisions to the policy. MM4 adds a sentence to the supporting text to Policy GD4 to clarify the meaning of the proposed revision to the policy. MM5 revises the justification text in the housing chapter to explain the new housing needs and requirement figures. MM6 revises Policy H1 to make the housing requirement 305 net dwellings per annum for the period 2019-2032, and to require provision of a minimum of 7,275 homes over the whole plan period 2011-2032. MM7 and MM8 make amendments in consequence of those in MM6, where the requirement appears again within the supporting text. MM9 adds a list of policies amended from the FLP32 to the existing Appendix 1 of the FLP32, which is needed for legal compliance. MM10 amends the housing requirement within the performance monitoring indicators in the Performance Monitoring Framework, so these accord with the amended policies.
5. The modifications are considered by your officers to be essential to ensure the soundness and legal compliance of the Partial Review of the Fylde Local Plan to 2032, and therefore to allow for the continued prospect of its adoption.

6. The proposed main modifications have been subject to sustainability appraisal, which is essential for the legal compliance of the Partial Review as modified. The result is the Sustainability Appraisal Addendum – Main Modifications (Appendix 2), produced by the consultants Arcadis on behalf of the Council. It concludes that *“no changes to the SA effects have been identified. When considered the cumulative effects in relation to housing, by meeting Wyre Borough’s unmet need, the Partial Review will result in greater benefits”* [in comparison with the previous assessment made for the published Partial Review].
7. A viability screening report has been produced by specialist consultants Keppie Massie on behalf of the Council. The Economic Viability Assessment Review Addendum Report is provided as Appendix 3 to this report. It states: *“We have considered the main modifications and are content that these modifications do not have any viability implications that would impact on the viability position previously reported”*. The conclusions therefore remain as in the previous review undertaken for the Partial Review prior to publication: *“the total cumulative cost of all relevant policies including those subject to main modification would not undermine the deliverability of the Local Plan”*.

Next steps

8. If members approve the contents of the Draft Schedule, it will be published, along with the Sustainability Appraisal Addendum – Main Modifications and the Economic Viability Assessment Review Addendum Report, for public consultation for a period of six weeks. Representations received will be provided to the Inspector, who will then consider these and make her report.
9. Subject to the time taken for the Inspector to prepare her report, and to its final outcome, officers anticipate that the Partial Review would be offered to Council members for adoption in the Autumn.

IMPLICATIONS	
Finance	The submission and examination in public have incurred costs which at present are unquantified but it is anticipated that these will be met from existing approved budgets. The Partial Review will be carried out by the existing policy team at the Council at no additional cost.
Legal	The Partial Review will follow the process set out in the Town and Country Planning (Local Planning) (England) Regulations 2012. Sustainability Appraisal will be carried out in accordance with the Environmental Assessment of Plans and Programmes 2004.
Community Safety	There are no implications for Community Safety.
Human Rights and Equalities	There are no implications for Human Rights and Equality. A Health Impact Screening has been subject to consultation alongside the Partial Review of the FLP32
Sustainability and Environmental Impact	A Sustainability Appraisal has been subject to consultation alongside the Partial Review of the FLP32. Draft modifications have been subject to Sustainability Appraisal Screening.
Health & Safety and Risk Management	There are no health and safety implications.

LEAD AUTHOR	CONTACT DETAILS	DATE
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BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
		Partial Review of the Fylde Local Plan to 2032 (FLP32)

Partial Review of the Fylde Local Plan to 2032		
Inspector's Post Hearing letter to Fylde Council April 2021	30 th April 2021	https://new.fylde.gov.uk/wp-content/uploads/2021/05/EL3.004a-Post-hearing-letter-to-Fylde-Council-April-2021.pdf https://new.fylde.gov.uk/wp-content/uploads/2021/05/EL3.004a-Post-hearing-letter-to-Fylde-Council-April-2021.pdf

Attached documents:

Appendix 1: Partial Review of the FLP32 Draft Schedule of Proposed Main Modifications for Consultation

Appendix 2: Sustainability Appraisal Addendum – Main Modifications

Appendix 3: Economic Viability Assessment Review Addendum Report