

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	PLANNING COMMITTEE	8 MAY 2017	4
COUNCIL'S RESPONSE TO THE LOCAL PLAN INSPECTOR'S STAGE 1 INTERIM FINDINGS			

PUBLIC ITEM

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

SUMMARY

Stage 1 of the Local Plan Examination in Public took place on 28th and 29th March 2017. Following this, on 11th April, the Inspector wrote to the Council requesting further work and amendments to the plan.

This meeting has been convened to seek approval for the response of the Council to the Inspector, which involves some amendments to the Local Plan. Approval will be necessary in order for the Examination of the Local Plan to continue.

A Late Observation or Amended Report to this report will provide a recommendation (number 2) in respect of Objectively Assessed Need for Housing.

RECOMMENDATIONS

1. That the amendments to the plan attached within Appendices 2, 3, 4 and 5 to this report be approved for inclusion within the Local Plan.

SUMMARY OF PREVIOUS DECISIONS

Development Management Committee 30th November 2016 – Submission of the Fylde Local Plan to the Secretary of State – members agreed the following two recommendations:

1. That the Publication Version Local Plan, Policies Map and all necessary accompanying documents be submitted to the Secretary of State for Examination
2. That the Statement of Regulation 20 Consultation and the Schedule of Proposed Minor Modifications to the Fylde Publication Version Local Plan be approved for submission, to be included with items under recommendation 1

CORPORATE PRIORITIES

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

REPORT

COUNCIL'S RESPONSE TO THE LOCAL PLAN INSPECTOR'S STAGE 1 INTERIM FINDINGS

1. The Local Plan was submitted to the Secretary of State, for Examination in Public, on 9th December 2016. The stage 1 hearings were held in March; a second set of hearings will follow later. The Inspector has sent a letter to the Council, setting out initial findings of the stage 1 sessions and requesting that the Council undertake further work. The letter from the Inspector is reproduced as Appendix 1 to this report.
2. In respect of the Duty to Co-Operate, the Inspector found that the Council has met the statutory Duty. However, the Inspector found that the existing wording in the plan is inadequate to provide a mechanism for any unmet need from Wyre Council to be addressed. Accordingly, revised wording has been put forward. The revised text is in Appendix 2 to this report.
3. In respect of establishing the Objectively Assessed Housing Need figure for the borough, the Inspector has requested the production of a paper that will clarify how the figure is arrived at, taking account of up-to-date projections. The Council has commissioned consultants to produce a paper which will fulfil this requirement. This will form Appendix 3 to this report, which will be made available once completed and checked. A Late Observation or Amended Report will be produced in relation to this matter.
4. The Inspector also requested clarification to the policy DLF1 which sets out the Development Strategy, in order to make it effective (one of the tests of soundness). Appendix 4 provides the wording to be suggested to the Inspector, in place of the current wording. The Housing Trajectory (Appendix 2 of the Plan) and Policies SL1 to SL5 will be updated to reflect this change.
5. The Inspector is likely to allow the Local Plan to proceed to the second stage of hearings, but has indicated that discussions on the issues of Objectively Assessed Housing Need and Development Strategy will continue as part of those sessions. No firm dates for the second stage hearings are yet established.
6. In addition to the matters considered as part of the Inspector's letter, ongoing monitoring of the application of the plan's policies by Development Management officers has revealed an issue with the wording of Policy H7. This policy has not yet been considered as part of the Examination process. Counsel has recommended that the issue is raised at the current stage with the Inspector. The proposed revision to the wording of Policy H7 is shown in Appendix 5. The intention of the change is to make the policy more straightforward to apply.
7. Members' agreement is sought for the necessary changes set out in the Appendices which, with the Inspector's approval, will alter the Local Plan in order to ensure its soundness, and allow the Examination to continue.

IMPLICATIONS	
Finance	The Council's approved Revenue Budget contains provision for the resources required to ensure delivery of the Local Plan, the Infrastructure Delivery Plan (the IDP) and the Community Infrastructure Levy (the CIL), in accordance with the decision made by Cabinet on 26 th November 2014 and the delivery timescale contained therein. Additional costs associated with this work will be met from existing budgets.
Legal	None
Community Safety	None
Human Rights and Equalities	None
Sustainability and Environmental Impact	None
Health & Safety and Risk Management	None

LEAD AUTHOR	CONTACT DETAILS	DATE
Eddie Graves	01253 658419	25 th April 2017

BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
The Fylde Local Plan to 2032	August 2016	http://www.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/www-fylde-gov-uk-submission/

Attached documents

Appendix 1: Letter 110417 from Inspector to Council

Appendix 2: Revised Local Plan Paragraphs 1.24 to 1.28

Appendix 4: Revised Local Plan Policy DLF1

Appendix 5: Revised Local Plan Policy H7

To follow: Appendix 3 Report in respect of Objectively Assessed Housing Need