

# DECISION ITEM



REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	DEVELOPMENT MANAGEMENT COMMITTEE	9 MARCH 2016	5

## REVISED PREFERRED OPTION VERSION OF THE FYLDE LOCAL PLAN TO 2032 – RESPONSES REPORT

### PUBLIC ITEM

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

### SUMMARY

The Revised Preferred Option (RPO) version of the Fylde Local Plan to 2032 was agreed for consultation at Fylde Council's Development Management Committee meeting on 16 September 2015. The consultation into the RPO version of the Local Plan took place over seven weeks between Thursday 15 October and Thursday 3 December 2015. The consultation took place in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations, 2012.

The Responses Report, which is attached to this committee report provides a summary of the comments received, how the council has responded, and also an indication of how the Publication version of the Local Plan – the next stage in the plan making process - could develop in relation to the comments received.

A separate report, comprising the Consultation Statement, was presented to the Development Management Committee at its meeting on 20 January 2016. The Consultation Statement provided an overview of the consultation, setting out the consultation material that was used, who and how the council consulted, how comments received had been considered and an evaluation of the consultation.

The Settlement Hierarchy Background Paper, forms a background paper to this Development Management Committee report. The Background Paper sets out the Key Service Centres, Local Service Centres, Tier 1: Larger Rural Settlements and Tier 2: Smaller Rural Settlements in Fylde, which are set out in policy S1 in Chapter 6 of the Local Plan. The Settlement Hierarchy is not to be confused with the Retail Hierarchy, which comprises: Town Centres, District Centres and Local Centres, which are set out in policy EC4 in Chapter 9 of the RPO version of the Local Plan.

### RECOMMENDATION

1. That the Development Management Committee approves the content of the draft Responses Report and that the responses be used to inform the drafting of the Publication version of the Local Plan to 2032.
2. That the Development Management Committee approves the Responses Report for publication on the council's website.
3. That a Policies Map is prepared to accompany the Publication version of the Fylde Local Plan to 2032. The Policies Map will include all of the sites allocated for development and strategic infrastructure projects, together with areas of constraint including the Green Belt, Areas of Separation and nature conservation sites.

**CORPORATE PRIORITIES**

To Promote the Enhancement of The Natural & Built Environment ( <b>Place</b> )	√	To Encourage Cohesive Communities ( <b>People</b> )	√
To Promote a Thriving Economy ( <b>Prosperity</b> )	√	To Meet Expectations of our Customers ( <b>Performance</b> )	√

**SUMMARY OF PREVIOUS DECISIONS****Development Management Committee 17 June 2015 – Revised Preferred Option version of the Local Plan to 2032 – members agreed the following five recommendations:**

1. Issue the draft Revised Preferred Option version of the Fylde Local Plan to 2032 for public consultation in Autumn 2015, following consultations with the infrastructure providers regarding the quantum and distribution of development proposed in the draft plan; and the carrying out of the following technical assessments into the draft plan: Sustainability Appraisal, Habitats Regulations Assessment, Health Impact Assessment, Equalities Impact Assessment, Rural Proofing Assessment and a Viability Assessment.
2. Approve the draft policies in the housing chapter (Chapter 10: Provision of Homes in Fylde) for immediate use as 'Interim Housing Policies' for use by the Development Management Committee and for decisions determined under Delegated Authority by the Head of Planning and that the existing Interim Housing Policy on the website be removed.
3. That the draft Masterplan Policy in Chapter 7 (Strategic Locations for Development) be approved with immediate effect for use by the Development Management Committee and for decisions determined under Delegated Authority by the Head of Planning.
4. That delegated authority is given to the Head of Planning (in consultation with the Chairman and Vice Chairman of the Development Management Committee) to make any amendments to the text of the draft Local Plan, including typographical errors, together with the drafting of maps to accompany the Revised Preferred Option document.
5. That delegated authority is given to the Head of Planning for the preparation of a Policies Map, which will accompany the Revised Preferred Option version of the Fylde Local Plan to 2032. The Policies Map will include all of the sites allocated for development, together with areas of constraint including the Green Belt and nature conservation sites, and infrastructure projects.

**Development Management Committee 16 September 2015 – Revised Preferred Option version of the Local Plan to 2032 – members agreed the following four recommendations:****RECOMMENDATIONS**

1. To issue the draft Revised Preferred Option version of the Fylde Local Plan to 2032 for public consultation in Autumn 2015.
2. To authorise the Head of Planning (following consultation with the Chairman and Vice Chairman of the Development Management Committee) to make any further amendments to the text of the Revised Preferred Options version of the Local Plan, the draft Infrastructure Delivery Plan (the IDP) and the accompanying maps subject to relevant addendum sheets being issued to members.
3. To endorse the proposed approach to consultations detailed in the report.
4. That the proposed site allocations at Valentine's Kennels and land east of Wildings Lane be deleted from the Revised Preferred Option Document.

**Development Management Committee 7 October 2015 – Infrastructure Delivery Plan (the IDP) – members agreed the following two recommendations:**

**RECOMMENDATIONS**

1. Issue the draft Infrastructure Delivery Plan alongside the Revised Preferred Option version of the Fylde Local Plan to 2032 for public consultation in Autumn 2015.
2. That delegated authority is given to the Head of Planning & Regeneration (following consultation with the Chairman and Vice Chairman of the Development Management Committee) to make typographical amendments to the text of the draft Infrastructure Delivery Plan (the IDP).

**Development Management Committee 20 January 2016 – Revised Preferred Option version of the Local Plan to 2032 – Consultation Statement – Information Item.**

## **REVISED PREFERRED OPTION VERSION OF THE FYLDE LOCAL PLAN TO 2032 – RESPONSES REPORT**

### **Background**

1. The Revised Preferred Option version of the Fylde Local Plan to 2032 sets out the strategic and non-strategic allocations for new homes and employment land within four Strategic Locations for Development, together with leisure, retail, tourism and community use, or a mixture of such uses. The RPO also includes development management policies, which will inform decisions on planning applications; together with policies to define areas of open space and town centre boundaries and to protect the natural and built environment. The RPO version has been written to address the key policy issues of the borough, and has been informed by the results of the 'Vision, Issues and Objectives' public consultation undertaken in February and March 2011, the 'Issues and Options' public consultation undertaken in June and July 2012, and the Preferred Option consultation carried out in June and August 2013.
2. The draft Infrastructure Delivery Plan (the IDP), which was issued for consultation alongside the RPO version of the Local Plan, seeks to establish what additional infrastructure and service needs are required to support and accommodate the level of development proposed in the emerging Local Plan. The draft IDP has been developed as a result of extensive dialogue and consultation with infrastructure and service providers including United Utilities, the Environment Agency, Lancashire County Council (Highways, Education, Health and Social Services), the Fylde and Wyre Clinical Commissioning Group and the Highways Agency. The draft IDP will help ensure that the additional infrastructure and services that are needed are identified and delivered in a timely, coordinated and sustainable way. It will be a mechanism for improving the delivery of facilities and services for the benefit of local communities and will provide a robust framework that will support bids for funding and assist decision making. There was an informal consultation with infrastructure providers, on an earlier working draft of the IDP, supported by the Development Management (Policy) Committee at its meeting on 17 June 2015.
3. The following technical assessments of the draft Local Plan were also issued for consultation:
  - Sustainability Appraisal
  - Habitat Regulations Assessment – Screening Report
  - Health Impact Assessment
  - Rural Proofing Assessment
  - Viability Assessment

The Council appointed consultants to undertake the Economic Viability Assessment of the Local Plan.

## Responses Report

4. The Responses Report, which is attached to this committee report, includes a summary of the comments received, divided by chapter, along with the council's proposed response to the comments and an indication of how the next version of the Local Plan – the Publication version, the draft Infrastructure Delivery Plan, together with changes to the technical assessments, could be developed through recommendations for change(s) in the text. Immediately following the box titled: 'Recommendations for change' there is an extra box titled: 'Additional textual changes', which comprises changes proposed to clarify and update the existing text, together with recommendations that were proposed by consultants employed to carry out the Sustainability Appraisal of the RPO version of the Local Plan.
5. A number of representations were received regarding the sites and information contained in the Housing Trajectory in Appendix 2 of the Revised Preferred Option version of the Local Plan. The Trajectory will be updated to a base date of 31<sup>st</sup> March 2016 in time for the Publication version of the Local Plan. Another row of figures will be added to the housing trajectory with respect to dealing with the shortfall in housing provision moving forward from 2016.
6. From the information in the housing trajectory in Appendix 2 of the Local Plan, the LCC Education Authority has calculated that the development sites identified in the RPO version of the Local Plan could bring forward the need for 6 ½ additional primary forms of entry and approximately 787 secondary school places over the lifetime of the plan. Given the scale of development, the need to assess the feasibility of existing sites for expansion and the fact that a 1 form of entry primary site has been included within the Section 106 Agreement for the Queensway development at St Annes, there may be a need to identify additional primary school sites. Because no one development is likely to be of a scale to produce sufficient secondary yield for a new secondary school, the LCC Education Authority advises that there is a need for Fylde Council to take a strategic decision on the provision of an additional secondary school site which will be required over the timescale of the Local Plan. The Council will continue to engage with the Education Authority in order to seek to identify a suitable site for potential inclusion within the Publication version of the plan.
7. Highways England identified that a suitable evidence base is needed in order to consider the implications of new development on the safe and efficient operation of the Strategic Road Network; and that appropriate measures should be identified in the Local Plan to support the proposed level of development. The council will continue to engage with Lancashire County Council as the Highways Authority over the provision of further evidence – i.e. modelling work – to forecast the impact of proposed allocations on the existing highway network, and forward the results of this work to Highways England for due consideration as the Publication version of the plan develops.
8. Following on from the representations received from Natural England, the council is in contact with United Utilities to resolve areas of uncertainty regarding the delivery of sufficient wastewater infrastructure to accommodate the levels of development identified in the RPO version of the Local Plan. Once this information is available, the council will forward it to Natural England for due consideration.
9. Natural England agreed with the conclusions reached in the Sustainability Appraisal (the SA) into the RPO version of the Local Plan. The SA clearly outlines both negative and uncertain impacts. Natural England notes that some uncertainties remain in the SA. These negative and uncertain effects will be explored further in the next version of the SA – which will accompany the Publication version of the Local Plan - as avoidance and/or mitigation measures may be required in order to reduce harm to the environment. As more information becomes available the findings will become more refined.

10. Once the Development Management Committee has considered the representations received and contained in the attached Responses Report, it is proposed to publish the Responses Report on the Council's website, following approval by this Committee.
11. Comments received to the RPO version of the Local Plan, the Infrastructure Delivery Plan and the technical assessments, along with the results of the Sustainability Appraisal, the evidence base and other considerations will inform the next version of the Local Plan - the Publication version.
12. Once approved by the council, the Publication version of the Local Plan will be issued for a six week consultation in summer 2016 on 'soundness' - whether the content of the document represents a 'sound' document, with regard to it being: positively prepared; justified; effective; and consistent with national policy. The Publication version, together with all of the representations received during the consultation into the 'soundness of the Plan will be submitted (i.e. the Submission document) to the Secretary of State (SoS). The SoS will appoint an independent Planning Inspector who will chair a public inquiry, where the plan will be examined for 'soundness', before adoption by Fylde Council in Spring 2017.

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 and the Community Infrastructure Levy (the CIL) in accordance with the decision made by Cabinet on 26 November 2014 and the delivery timescale contained therein. There are no additional finance resource implications arising from this report.
Legal	None
Community Safety	None
Human Rights and Equalities	A Health Impact Assessment has been undertaken. The results of the assessment were issued for consultation for 7 weeks alongside the Revised Preferred Option version of the Local Plan and the Infrastructure Delivery Plan (IDP) from 15 October to 3 December 2015.
Sustainability and Environmental Impact	A Sustainability Appraisal was undertaken which was issued for consultation for 6 weeks from 23 November 2015 to 5 January 2016.
Health & Safety and Risk Management	None

LEAD AUTHOR	TEL	DATE	DOC ID
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LIST OF BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
Fylde Local Plan Evidence Base		<a href="http://www.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/evidence-base/">http://www.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/evidence-base/</a> <a href="http://www.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/sustainability-appraisal-strategic-environment-ass/">http://www.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/sustainability-appraisal-strategic-environment-ass/</a> <a href="http://www.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/local-plan-to-2030-consultations/fylde-local-plan-2032-revised-preferred-option/">http://www.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/local-plan-to-2030-consultations/fylde-local-plan-2032-revised-preferred-option/</a> <a href="http://www.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/evidence-base/economic-viability-assessment-emerging-fylde-local/">http://www.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/evidence-base/economic-viability-assessment-emerging-fylde-local/</a> <a href="http://www.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/evidence-base/fylde-coast-strategic-housing-market-assessment/">http://www.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/evidence-base/fylde-coast-strategic-housing-market-assessment/</a>
Settlement Hierarchy Background Paper	January 2016	<a href="http://www.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/evidence-base/">http://www.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/evidence-base/</a>

Attached document

1. Fylde Local Plan to 2032: Revised Preferred Option consultation – Draft Responses Report. (attached as a separate document)