

# Agenda

## Planning Committee

Date:	Wednesday, 11 September 2019 at 6:30 pm
Venue:	Town Hall, St Annes, FY8 1LW
Committee members:	<p>Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman)</p> <p>Councillors Tim Armit, Chris Dixon, Kiran Mulholland, Jayne Nixon, Linda Nulty, Liz Oades, Michael Sayward, Heather Speak, Ray Thomas, Stan Trudgill.</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, as previously circulated, of the meeting held on <a href="#">4 September 2019</a> as a correct record.	1
3	<b>Substitute Members:</b> Details of any substitute members notified in accordance with council procedure rule 24.	1
	<b>DECISION ITEMS:</b>	
4	<b>Fylde Healthy Living Supplementary Planning Document (SPD)</b>	<b>3 - 134</b>
5	<b>Fylde Biodiversity Supplementary Planning Document (SPD)</b>	<b>135 - 221</b>
6	<b>Draft Affordable Housing Supplementary Planning Document</b>	<b>222 - 285</b>
7	<b>Substitutes at Planning Committee</b>	<b>286 - 288</b>
	<b>INFORMATION ITEMS:</b>	
8	<b>Partial Revision – Fylde Local Plan to 2032</b>	<b>289</b>
9	<b>Five Year Housing Land Supply – Draft Annual Position Statement</b>	<b>290</b>

10	General Fund Revenue Budget Monitoring Report 2019/20 - Position as at 31 <sup>st</sup> July 2019	291 - 297
11	Capital Programme Monitoring Report 2019/20 – Position as at 31 <sup>st</sup> July 2019	298 - 308

Contact: Lyndsey Lacey-Simone - Telephone: (01253) 658504 – 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	11 SEPTEMBER 2019	4

### FYLDE HEALTHY LIVING SUPPLEMENTARY PLANNING DOCUMENT (SPD)

#### PUBLIC ITEM

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

#### SUMMARY

The Fylde Healthy Living Supplementary Planning Document (Appendix 1) is presented to members' for adoption. The Fylde Healthy Living SPD gives the Council support in its implementation of policies that assist in improving health and wellbeing outcomes. The Fylde 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 Draft SPD consultation and how these have been incorporated are set out in the Summary of Representations, which is also provided for members (Appendix 2).

A copy of the Screening Opinion carried out on the Draft Healthy Living SPD is also provided (Appendix 3) for members' information.

The Fylde Healthy Living Supplementary Planning Document is presented to members for adoption.

Once adopted, this SPD will be afforded significant weight as a material consideration in determining planning applications.

#### RECOMMENDATIONS

1. That the results of the Screening Opinion conducted on the Draft Fylde Healthy Living SPD are noted, as set out in Appendix 3.
2. That the responses of the Draft Fylde Healthy Living SPD consultation are noted, as set out in the Summary of Representations (Appendix 2).
3. The Fylde Healthy Living Supplementary Planning Document (Appendix 1) is adopted for development management purposes.

#### SUMMARY OF PREVIOUS DECISIONS

27<sup>th</sup> February Planning Committee approved the Draft Fylde Healthy Living Supplementary Planning Document for consultation.

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) are a way of providing further detail to the policies presented in Local Plans. They can be used to provide guidance for the requirements of Local Plan policies for specific situations or types of development, or on particular issues, such as health and wellbeing. In this case, an SPD can provide greater detail and clarity than is provided in the Fylde Local Plan to 2032.
2. The Healthy Living SPD is one of the four initial SPDs proposed to support policies set out in the Fylde Local Plan to 2032, adopted on the 22<sup>nd</sup> October 2018. The Fylde Healthy Living SPD describes issues associated with health and wellbeing in the Borough as well as suggesting ways to bring about improvements.

### The Fylde Healthy Living SPD

3. The Fylde Healthy Living SPD begins with an introduction 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.
4. The Fylde Healthy Living 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.
5. The Fylde Healthy Living 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 developers should provide for natural areas within their proposals and points to additional documentation for information.
6. The SPD also provides sections on alcohol, homes for lifelong living, community facilities, cycling and walking, and Health Impact Assessments (HIAs).
7. Input from the Whyndyke Garden Village Healthy New Town Board has influenced how Whyndyke Garden Village and its benefits should be embedded within the document.
8. The SPD contains 4 Appendices:
  - Planning Policies from the adopted Fylde Local Plan to 2032;
  - Active Design Principles Checklist
  - Hot Food Takeaways and Fylde
  - Case Studies

## PREVIOUS CONSULTATION

9. The first stage of producing an SPD is to consult on the content of the SPD, termed a “scoping” consultation. The results of this consultation were set out in the Summary of Representations and presented to committee on the 27<sup>th</sup> of February 2019. Following this, and the completion of a screening opinion for sustainability appraisal, which is included as Appendix 3, a public consultation was undertaken for 4 weeks from the 11<sup>th</sup> July to 8<sup>th</sup> August 2019. Eleven responses were received from a variety of respondents, including Sport England, Public Health and Kentucky Fried Chicken. Three responses were ‘no comment’. Appendix 2 summarises the responses, states the change the response was requesting and sets out what will be incorporated in the final SPD as a result of the response.



10. For a majority of the responses it has been possible to incorporate the correction or additional information into the Fylde Healthy Living SPD.

#### NEXT STEPS

11. Subject to approval by the Planning Committee it is proposed that the Fylde Healthy Living SPD will be adopted with effect from the 11<sup>th</sup> September 2019. It will then be afforded significant weight as a material planning consideration in the determination of planning applications.

IMPLICATIONS	
Finance	There are no financial implications arising directly from this report.
Legal	The SPD will be adopted in accordance with Regulation 14 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 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 658694	11 September 2019

#### Attached documents:

Appendix 1: Fylde Healthy Living Supplementary Planning Document (September 2019)

Appendix 2: Summary of Representations Received on the Draft Healthy Living Supplementary Planning Document

Appendix 3: The Screening Opinion carried out on the Draft Healthy Living Supplementary Planning Document

BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
Fylde Draft Healthy Living SPD	11th July	Council's website



# **Fylde Healthy Living**

## **Supplementary Planning Document**

September 2019

# Contents

## How to Use this Document

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	25
Key Considerations	29
5. Healthy Food Environment	29
<i>Nutrition and health</i>	29
<i>Excess Weight and Obesity in Fylde</i>	29
<i>Hot Food Takeaways</i>	31
<i>Opportunities for Food growing</i>	34
6. Alcohol	38
7. Homes for Lifelong Living	40
8. Community Facilities	42
9. Cycling and Walking Infrastructure	47
<i>Policy Background</i>	47
<i>Current Cycling and Walking Provision</i>	48
<i>Opportunities</i>	49
10. Access to Natural Areas	51
11. Health Impact Assessment	54
Glossary	56
References	59
Appendices	62
Appendix A: Relevant Fylde Local Plan to 2032 Policies	
Appendix B: The Active Design Principles Checklist by Sport England	
Appendix C: Fylde and Hot Food Takeaways	
Appendix D: Case Studies and Examples of Good Practice	

## How to Use this Document

The Fylde Healthy Living Supplementary Planning Document (SPD) is intended to provide supporting information and guidance on how to approach developments or proposals in a way that will facilitate the making of sustainable planning decisions. This will contribute to the production of high quality, sustainable developments with a focus on aspects that will contribute to a reduction in health inequalities and an overall positive impact on the health and wellbeing of the residents of Fylde.

The document is structured as follows:-

- **Introduction and Policy**

This section explains the purpose of the Healthy Living Supplementary Planning Document and provides a comprehensive overview of relevant health and planning (national and local) policy.

- **Key Considerations**

This section sets out the main guidance and supporting information for various aspects of development. Whilst being an integral part of this document, the 'Key Consideration' section has been designed to enable applicants to obtain specific guidance to meet their particular circumstances. This can be done by following the appropriate chapter headings. Specific recommendations are embedded within the text and are in bold and italicised for ease.

- **Appendices**

This section provides useful context and background material to information provided in the Fylde Healthy Living SPD.

It is important that each section and guidance is not read in isolation and that each guidance note is carefully considered.

This document will be afforded significant weight as a material consideration in determining planning applications.

## 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. The SPD will also provide communities with greater support to take positive action to improve their health and wellbeing and encourage more positive forms of participation in healthier environments.
- 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 2018 (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 567 and the rate of self-harm hospital stands at 156 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, rates of statutory homelessness, 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:

---

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

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

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 Healthy New Town 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 Whyndyke 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 for Whyndyke Garden Village.

**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 (The Framework) sets out the Government's planning policies for England and how these are expected to be applied. The NPPF was updated in February 2019.
- 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. The relevant Local Plan policies can be seen in full in Appendix A.
- 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.



### 3 Healthy Places

3.1 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.”*

3.2 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.”*

3.3 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.”

3.4 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.

3.5 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.

3.6 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:

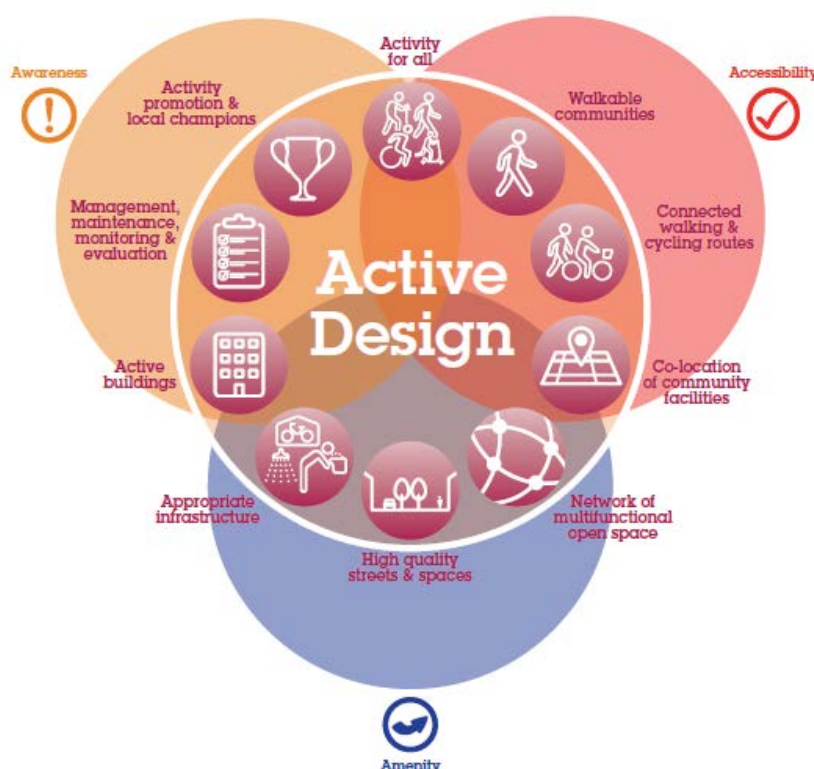
- Neighbourhood design,
- Housing,
- Healthier food choices,
- Natural and sustainable environment,
- Movement and access, and;
- Healthy Workplaces.

3.7 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 help 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).

- 3.8 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

- 3.9 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).
- 3.10 ***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-and-planning/active-design/>***
- 3.11 **A checklist of the Active Design Principles, supplied by Sport England can be found in Appendix B.**

- 3.12 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. This program is set to finish in March 2020. However, its success, and successes of similar schemes highlights how good place-making can be utilised to improve health and wellbeing within a community.
- 3.13 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 retrospectively. 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.
- 3.14 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.

### **Digital Technologies**

- 3.15 Infrastructure is generally thought of in terms of solid structures: schools, roads, and hospitals for example. However, digital technologies have now extended to infrastructure and have the potential to support the transformation of healthcare (KPMG, 2019). It is possible for the living environment to be enriched through the presence of these technological systems. This type of environment can be termed a 'smart city'.
- 3.16 The British Standards Institute (BSI) defines a smart city as the "effective integration of physical, digital and human systems in the built environment to deliver a sustainable, prosperous and inclusive future for its citizens." In terms of health and wellbeing, the use of digital technologies both in the home and in the wider community can lead to a merging of information, technology, people and connectivity (Digital Health and Care Institute, 2018) which can improve the quality and efficiency of improved health outcomes as well as supporting a more integrated care system (The Kings Fund, 2018).



3.17 There are numerous ways in which technologies powering smart cities can improve the health of communities. These can include but are not limited to:

- Disease tracking
- Improving energy use
- Public Health education
- Pedestrian friendly infrastructure
- Improving public transportation
- Fighting pollution
- Pushing health alerts
- In-person health services (reducing face to face Dr's appointments or connecting people to the correct service providers).

3.18 More information on the above can be found by following the link: <https://www.technative.io/smart-cities-how-theyll-make-us-healthier/>

3.19 It highlights the importance of embracing smart cities through incorporating and futureproofing for new technology and innovation that improves health outcomes across a range of areas. These can be at an individual level and embedded within the public realm. Policy INF2 of the Fylde Local Plan to 2032 states that the Council will support the delivery of high-speed fibre broadband through the Lancashire Superfast Broadband project and communications technology to all parts of the Borough. The Council will encourage and facilitate its use in line with national policy. The provision of high quality and comprehensive broadband cover will help to establish communications consistent with smart cities, and assist in the generation of positive outcomes.

3.20 Examples of technology being used to improve health outcomes can already be seen on the Fylde Coast. More information can be located in Appendix D1.

3.21 ***The provision of communication infrastructure that allows for the creation of links to modern health facilities, that aid health education and assist in connecting communities will be encouraged.***

#### Whyndyke Garden Village Healthy New Town

3.22 Whyndyke Garden Village Healthy New Town will aim to support the promotion of active and healthy living and ageing through the design and implementation of Digital Health Infrastructure. The development of lifelong homes, an innovative Digital Home, could allow people to live in their residence throughout the course of their life. Digital health infrastructure will cover residences, walking and cycling routes and the community facilities, including the community hub. Connections to Lancaster University's Health Innovation Campus (HIC) could see the use of technology and data improve health and care, improving health outcomes and enhancing people's quality of life. As a result, Whyndyke Garden Village Healthy New Town could become an exemplar development in regards to digital and assistive technologies. Knowledge gained from this process could be taken forward and used

to promote the use of digital technologies and the Smart Cities agenda in future developments.

## 4 Healthy Living

- 4.1 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.
- 4.2 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.
- 4.3 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.
- 4.4 Sport England have analysed the effects of inactivity and the benefits of increased activity. Further information can be found by following the links:  
  
<https://www.sportengland.org/research/active-lives-survey/>  
  
and <https://www.sportengland.org/our-work/health-and-inactivity/>
- 4.5 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.
- 4.6 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.
- 4.7 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.

- 4.8 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).
- 4.9 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.
- 4.10 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.
- 4.11 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)
- 4.12 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.

4.13 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).

### **Community Engagement**

4.14 Planning creates quality places for people to live and therefore it is local communities that benefit most from positive planning. To create places where people can really flourish, communities must engage more fully in the planning process (RTPI, 2018).

4.15 Community or public engagement can be defined as the active participation of members of the public in the decisions that affect their lives (Local Government Improvement and Development, 2010). It can be considered an essential component of healthy living. Effective community engagement and actively promoting and enabling leadership and participation in planning, design and management of buildings, facilities and the natural environment is vital. It can have a positive impact on mental wellbeing, develop community cohesion and community ownership and can help to improve health and reduce health inequalities.

4.16 There are numerous identified barriers that can discourage the public from engaging with the planning system, including the notion that planning is a bureaucratic function, lack of capacity within communities and lack of clarity, transparency and confused agendas (NICE, 2015) . However, the planning system encourages effective and genuine community engagement so that local communities can participate in the planning process and reap the benefits this process can offer.

4.17 The Fylde Statement of Community Involvement was adopted in 2015: <https://new.fylde.gov.uk/resident/planning/planning-policy-local-plan/statement-of-community-involvement/>

4.18 It sets out what consultation will take place with members of the public, statutory consultees and other stakeholders, including the manner of consultation, during the process of determining planning applications and in the formation of planning policy documents. It recognises the necessity of early engagement and allows active, productive engagement with the community. This brings significant benefits, influencing increased governance, greater social cohesion, improved services and greater capacity building and learning (involve.org, 2018) but perhaps most importantly it allows a community to positively impact the places in which they live, work and play.

#### Whyndyke Garden Village Healthy New Town

- 4.19 A Community Asset Ownership Model (COAM) will exist at Whyndyke Garden Village Healthy New Town. This method will provide a huge opportunity to empower the Whyndyke community to have greater ownership over the place in which they live. Effective community engagement throughout will help to build community identity and cohesion, improve the environment and establish a community economy thus helping to boost health outcomes and reduce health inequalities. The importance of effective community engagement will be realised and learning from the COAM will be taken forward and utilised where appropriate in other developments.
- 4.20 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

### 5 Healthy Food Environment

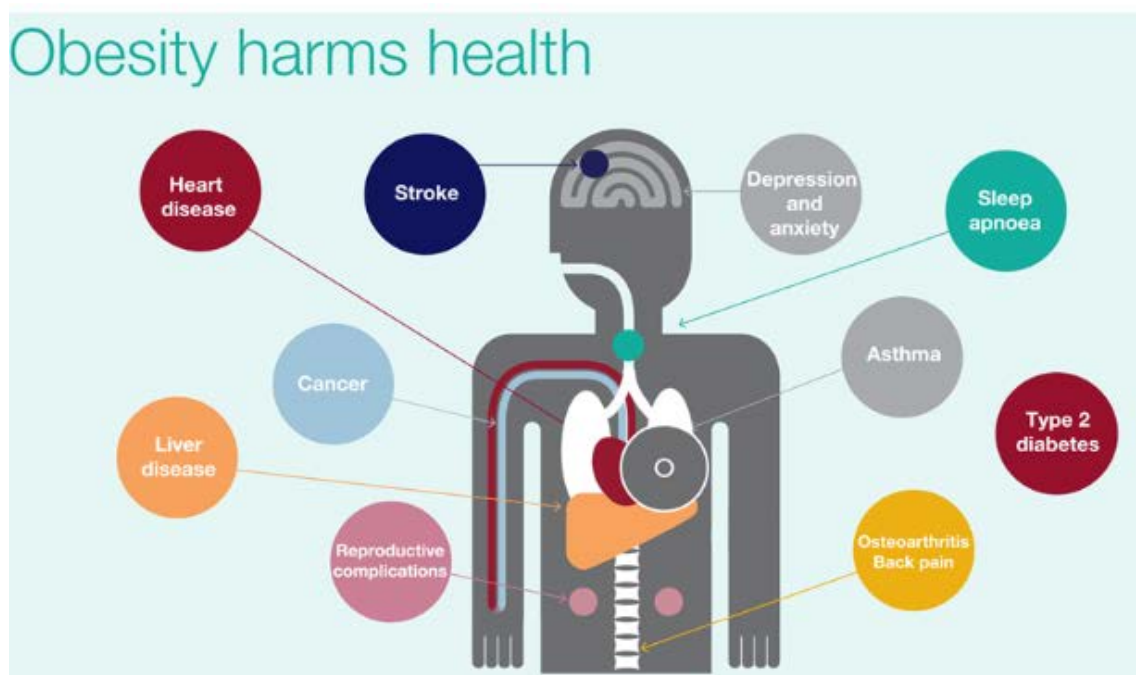
#### ***Nutrition and Health***

- 5.1 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).
- 5.2 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.
- 5.3 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).
- 5.4 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***

- 5.5 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

- 5.6 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.
- 5.7 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.
- 5.8 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.
- 5.9 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)***

- 5.10 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). The relationship between hot food takeaways and deprivation in Fylde is shown in Appendix C1.
- 5.11 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"*.
- 5.12 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.
- 5.13 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.
- 5.14 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.

**5.15 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 15% of year 6 pupils or 10% of reception pupils are classed as obese.

Hot Food Takeaways will only be permitted in wards where less than 15% of Year 6 pupils or 10% of reception children are obese and where the proposal accords with the Development Plan and material considerations. Data on child excess weight and obesity at ward level is freely available through [www.localhealth.org.uk](http://www.localhealth.org.uk) and is updated every year through the National child measurement programme (which displays an indicator based on the past three years of aggregated data).

- A 400m control zone surrounding secondary schools

Hot Food Takeaways will only be permitted on sites outside the 400m control zone shown in Appendix C2, 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 (see Appendix C1) 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.

Table 1: Hot  
in Fylde by

Hot Food Takeaways	
Town Centre	Number of Takeaways*
Lytham	21
St. Annes	29
Kirkham	17
District Centre	
Woodlands Road, Ansdell	5
Local Centres	
Freckleton	20
Alexandria Drive	3
Headroomgate Road	2
St David's Road North	5
St.Albans Road	5
Areas outside centres as defined by the Fylde Local Plan to 2032	
Freckleton	6
Trent Street, Lytham St Annes	1
Boundary Road, Lytham St Annes	1
Lytham Road, Warton	4
Whalley Place, Lytham St Annes	2
Moorland Road, Lytham St Annes	2
Kilnhouse Lane, Lytham St Annes	1
Spring Gardens, Lytham St Annes	1
Mill Farm Sports Village, Wesham	1
St Alban's Road, Lytham St Annes	1
Squires Gate Lane	7

Food Takeaways  
Area

\*In this SPD the term ‘Hot Food Takeaway’ shall mean an A5 use or any proposal which includes an element of hot food takeaway (A5) use.

- 5.16 The locations of hot food takeaways within Fylde can be observed in Appendix C3.
- 5.17 Excessive concentrations of hot food takeaways, especially when they result in “clusters” within and outside designated centres can have a negative effect on the vitality and viability of a centre and impact on the overall attractiveness of a location. They can displace other forms of retail and break up the continuity of retail frontage. Increased customer numbers, especially later in the evening can lead to issues with noise and antisocial behaviour – issues exacerbated when such uses are clustered.
- 5.18 Therefore, the impact of the proposal on other uses, or the role, character, vitality and viability of a location will be an important material consideration in determining proposals for hot food takeaways.

**5.19 Both the following considerations will apply:**

- ***Whether the proposal will result in two or more consecutive A5 hot food takeaway uses in any one length of frontage and;***
- ***Where A5 uses already exist in a length of frontage, a gap of at least two non-A5 uses shall be required before another A5 use will be permitted in the same frontage.***

**5.20 *Outside designated centres, as defined by the Fylde Local Plan, it is crucial that priority is given to the protection of residential properties and amenity. Tighter restrictions on concentrations than those set out above may be required to ensure protection in such locations. Additional consideration of potential vehicular traffic, parking facilities and opening hours will also be made to safeguard residential areas.***

- 5.21 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)***

- 5.22 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.
- 5.23 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).

5.24 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).

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

5.26 *"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."*

5.27 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.

5.28 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.

5.29 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.

5.30 There are a number of allotments in Fylde. These are presented in Table 2.

Table 2: Allotments and Waiting List Status in Fylde

Parish/Town Council	Allotment	Is there a waiting list?
Bryning with Warton Parish Council	Lytham Road (26 small plots) Community allotment area in planning stage (for use mid-2020).	No – but there are no free plots.

Elswick Parish Council	No allotments	n/a
Freckleton Parish Council	Croft Butts Lane (horticultural) Bush Lane (agricultural) Lytham Road	Yes
Greenhalgh with Thistleton Parish Council	No allotments	n/a
Kirkham Town Council	School Lane, Kirkham	Yes
Little Eccleston with Larbreck Parish Council	No allotments	n/a
Medlar with Wesham Town Council	Morrland Avenue Allotments Fleetwood Road Allotments	Yes
Newton with Clifton Parish Council	2 allotment sites	Yes
Ribby with Wrea Parish Council	Wray Crescent, Wrea Green	Yes
Singleton Parish Council	No allotments	n/a
Staining Parish Council	No allotments	n/a
St Annes on the Sea Town Council	Blundell Road Allotments Shephard Road Allotments	Yes
Treales, Roseacre and Wharles Parish Council	No allotments	n/a
Weeton with Preese Parish Council	No allotments	n/a
Westby with Plumpton's Parish Council	No allotments	n/a

5.31 Details of allotments can be found on the Fylde Borough Council Website or the appropriate Town or Parish Council Website.

5.32 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.

**5.33 *The Council have evidenced a shortage of allotment spaces, with all but one allotment having a waiting list, and many waiting lists growing rapidly. Therefore applicants are***

***expected to allocate space for allotments or community food growing space within their proposals, particularly within strategic housing developments. Applicants should ensure that allotments are made fully accessible for all community members.***

**5.34** ***Open spaces should be well integrated into development and assist in meeting the needs and demands of the local community. They should be accessible for all members of the community regardless of age or disability.***

5.35 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.

5.36 Initiatives that promote community engagement in this manner are becoming increasingly popular, with the benefits widely recognised. An example of this is provided in Appendix D2.

#### ***Workplace allotments***

5.37 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.

5.38 An example of successful implementation is provided in Appendix D3.

5.39 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.

**5.40** ***Provisions of workplace allotments or community food growing spaces in new and existing employment areas, that are accessible to all employees, will be encouraged.***

#### Whyndyke Garden Village Healthy New Town

5.41 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.



## **6 Alcohol (Healthy Living)**

- 6.1 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.
- 6.2 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.
- 6.3 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.
- 6.4 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.
- 6.5 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.
- 6.6 Drinking establishments require a Premises License under the Licensing Act, 2003. 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.

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

6.8 Details on licensing can be found at: <https://new.fylde.gov.uk/business/licensing/licensing-act-2003/>

## 7 Homes for Lifelong Living (Healthy Places)

- 7.1 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.
- 7.2 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.
- 7.3 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.
- 7.4 '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)
- 7.5 ***Applicants and developers are expected to adopt as a minimum the Building Regulations Accessible and Adaptable Standard (M4(2)Category 2) within their proposals.***
- 7.6 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

- 7.7 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.

## 8 Community Facilities (Healthy Places)

- 8.1 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

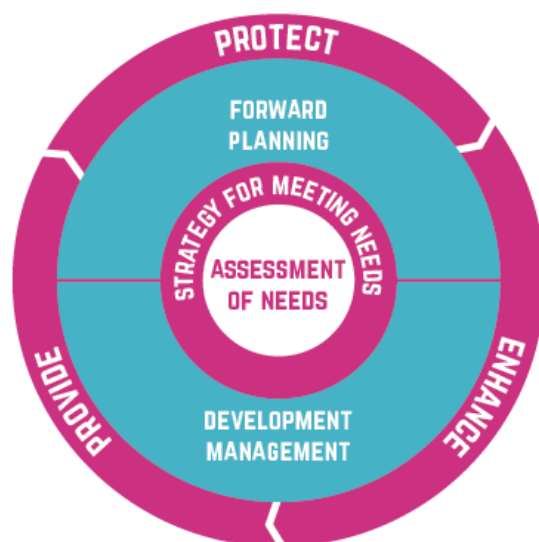


*Community Facilities in Fylde: The Eagle and Child, Weeton and Fairhaven Lake, Lytham St Annes*

- 8.2 The NPPF highlights the importance of the provision for community facilities. 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). Planning policies and decisions should enable the retention and development of accessible local services and community facilities.

- 8.3 The NPPF is supported by Planning Practice Guidance (PPG), which provides additional information on health and wellbeing, open space and sports and recreational facilities.
- 8.4 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).
- 8.5 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.
- 8.6 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

- 8.7 These planning objectives support Policies HW1, HW2 and HW3 (Appendix A1-A3) in the Fylde Local Plan.
- 8.8 More information can be found by following the link: <https://www.sportengland.org/our-work/health-and-inactivity/>
- 8.9 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.
- 8.10 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.
- 8.11 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.
- 8.12 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.
- 8.13 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 Council is set to produce a Sports Development Plan with the overall goal being 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.
- 8.14 **Applications for sporting facilities will be encouraged, providing they are in line with Policy HW3 and other relevant policies of the Fylde Local Plan.**
- 8.15 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.
- 8.16 ***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. Proposals for community facilities will be encouraged subject to the satisfaction of the following criteria:***
- ***The facility would be readily accessible to the local community and can be served by cycling, walking and public transport.***
  - ***The facility is designed in a way that will encourage additional community uses.***
  - ***The facility should adhere to the criteria set out in Policy GD7 Good Design of the Local Plan.***
- 8.17 ***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.***



- 8.18 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.
- 8.19 Requirements for community facilities in Fylde can also be found in 'Chapter 9: Neighbourhood and Community Facilities' of the Infrastructure Delivery Plan.
- 8.20 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.
- 8.21 *Effort should be made to ensure that community facilities are futureproofed, to accommodate the needs of potential future populations.***
- 8.22 The Fylde Borough is home to a number of high quality community facilities that benefit Fylde residents through encouraging socialisation, providing unique educational experiences and promoting physical exercise. Examples can be found in Appendix D4 and D5.

#### Whyndyke Garden Village Healthy New Town

- 8.23 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.

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

### Policy Background

- 9.1 Encouraging cycling and walking is considered a priority within the NPPF, stating 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.
- 9.2 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).
- 9.3 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.
- 9.4 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.
- 9.5 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.

9.6 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.

9.7 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.

9.8 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**

9.9 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.

9.10 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.

9.11 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.

9.12 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).

- 9.13 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

- 9.14 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.
- 9.15 ***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.***
- 9.16 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.
- 9.17 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.
- 9.18 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.
- 9.19 ***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.***

9.20 ***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.***

9.21 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

9.22 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.

9.23 ***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***

9.24 ***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.***

9.25 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

9.26 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.

## 10 Access to Natural Areas (Healthy Places and Healthy Living)

- 10.1 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).
- 10.2 ***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 expect applications that endeavour to increase the provision of good quality natural areas and green space, in close proximity to the development.***
- 10.3 ***Appropriate distances to different types open spaces can be found in the Fylde Borough Council Open Space Study Update, 2016. Applicants should consider these within their proposals.***
- 10.4 Other policies, including Policy M1, GD7, HW1-3 and T4 are relevant in promoting access to natural areas.
- 10.5 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.
- 10.6 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.
- 10.7 ***Improvements to the public realm and public open space (both levels of provision and design) are paramount in kick-starting this process.***
- 10.8 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.

10.9 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.

10.10 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”.*

10.11 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.

10.12 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.

10.13 The Fylde Coastal Strategy can be found by following: <http://new.fylde.gov.uk/wp-content/uploads/2018/10/Coastal-Strategy-2015-FINAL.pdf>

10.14 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.

10.15 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.

10.16 The GI Strategy recognises the opportunities that the creation of a comprehensive and high quality green and blue infrastructure network can provide in terms of sustainable drainage systems (SuDS).

10.17 Green and blue infrastructure can help to manage flooding whilst also contributing to quality neighbourhoods, providing opportunities for wildlife and enhancing the leisure and play on offer, resulting in a significant positive health effect.

- 10.18 New developments provide greater opportunities to apply and utilise blue-green infrastructure for sustainable drainage as they can be designed in to the development.
- 10.19 The Fylde Green Infrastructure Strategy can be found by following: <https://online.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/comprehensivelistofevidence/>
- 10.20 ***Planning Applicants should be aware of these documents when undergoing the application process.***
- 10.21 ***Applicants are required to show within their proposals that Sustainable Drainage Systems have been fully integrated from the start of the design process. They should reflect the topography, geology and other hydraulic and environmental characteristics of the site.***
- 10.22 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

- 10.23 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.



## 11 Health Impact Assessment (HIA)

- 11.1 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.
- 11.2 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 2 contains a summary of the main HIA considerations.

Table 2: HIAs and Planning Policy

HIAs and Planning Policy	
Why undertake a HIA?	<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>
Who should undertake a HIA?	Local Planning Authority <ul style="list-style-type: none"> <li>✓ An in-house exercise, or</li> <li>✓ External consultants</li> </ul>
When should HIA be undertaken?	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>
What type of HIA should be undertaken?	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>
How should HIA be undertaken?	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>
What is the added value of an HIA?	<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

- 11.3 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.”

- 11.4 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.
- 11.5 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 (NPPF) (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. All references to the NPPF refer to the 2018/19 documents unless stated otherwise.

### **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.

### **Smart City**

The effective integration of physical, digital and human systems in the built environment to deliver sustainable, prosperous and inclusive future for its citizens.

### **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, 2017. *Bryning with Warton Neighbourhood Development Plan*. [Online] Available at: < <https://www6.fylde.gov.uk/council/planning-policy--local-plan-/neighbourhood-planning/>>
- Fylde Borough Council, 2018. *Fylde Local Plan to 2032*. [PDF] Fylde Borough Council. [Online] Available at: < <https://new.fylde.gov.uk/adopted-local-plan-to-2032/>>
- Fylde Borough Council, 2015. *Fylde Coastal Strategy 2015-2032*. [PDF] Fylde Borough Council. [Online] Available at: < <http://new.fylde.gov.uk/wp-content/uploads/2018/10/Coastal-Strategy-2015-FINAL.pdf>>
- 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, 2003. *Licensing Act, 2003*. [Online] Available at: < <https://new.fylde.gov.uk/business/licensing/licensing-act-2003/>>
- Fylde Borough Council, 2017. *St. Annes on The Sea Neighbourhood Development Plan*. [Online] Available at: < <https://www6.fylde.gov.uk/council/planning-policy--local-plan-/neighbourhood-planning/>>
- 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 Blackpool Teaching Hospitals NHS Foundation Trust, 2016. *Fylde coast health innovation scheme wins national award*. [Online]. Available at: <https://www.bfwh.nhs.uk/fylde-coast-health-innovation-scheme-wins-national-award/>

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/hlthy-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)

Technative, 2018. *Smart Cities: How They'll Make Us Healthier*. [Online] Available at: <https://www.technative.io/smart-cities-how-theyll-make-us-healthier/>

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 A – Relevant Policies from the Fylde Local Plan to 2032

#### 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.

## 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.

### 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.

## 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 2032

- 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 green spaces, amenity green space, 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

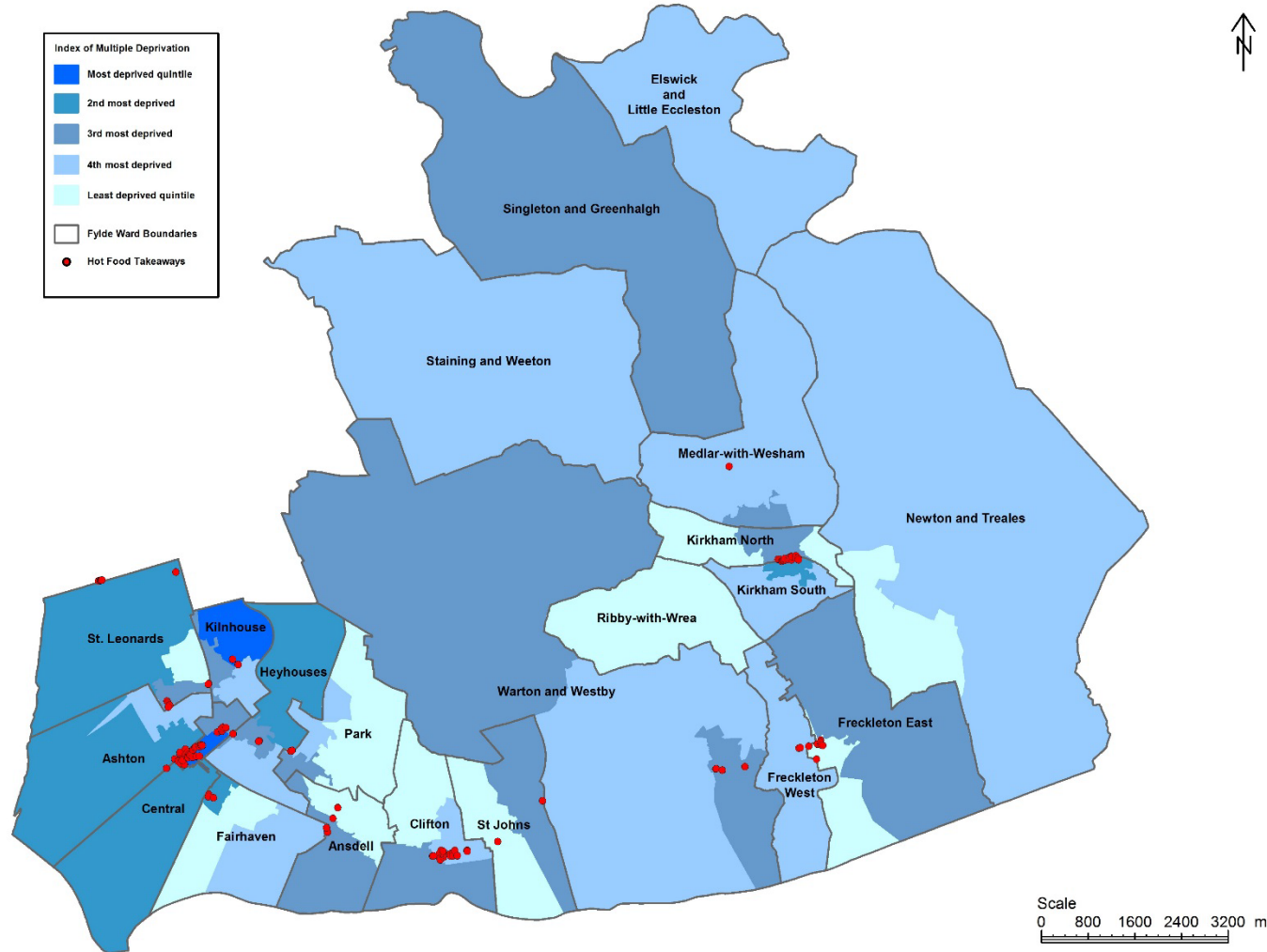
A network of multifunctional open space should be created across all communities (existing and proposed) to support a range of activities including sport, recreational and play and other landscape features including Sustainable Drainage Systems (SuDS), woodland, wildlife habitat and productive landscapes (allotments, orchards). Facilities



### 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*



**Fylde Hot Food Takeaways and Deprivation**

Fylde Council. (c) Crown Copyright and database right (2019). Ordnance Survey (100006084).  
Department for Communities and Local Government, Indices of Deprivation 2015

on  
es and public  
should be used to  
tions to maximise

tion is essential to

as a means  
on measures  
rt and physical

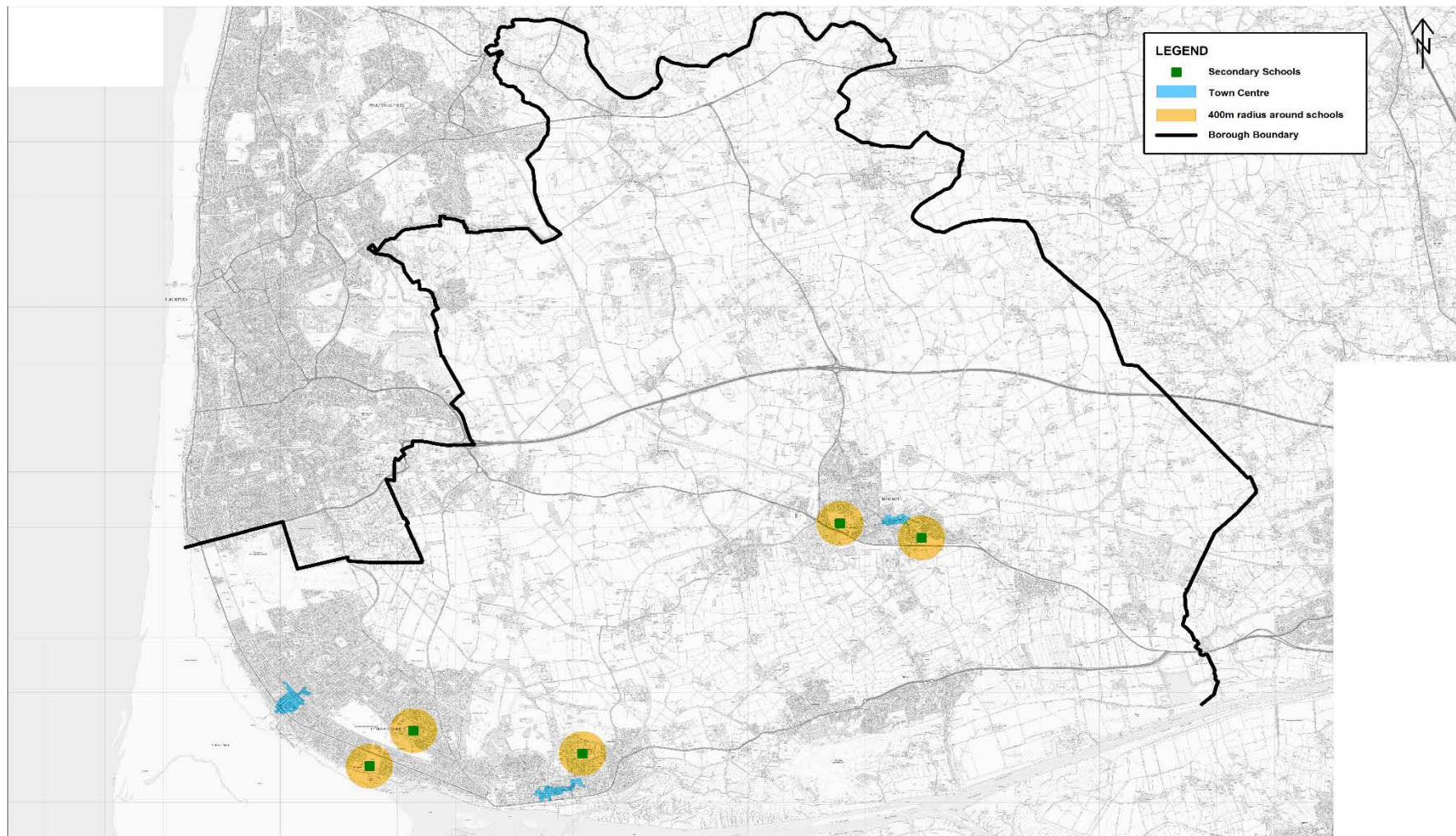
ambition,

Appendix C1:  
The Relationship

between Hot Food Takeaways and Deprivation in Fylde



## Appendix C2: 400m Takeaway Control Zones around Secondary Schools



400m Takeaway Control Zone around Secondary Schools

(c) Crown Copyright and database right (2019). Ordnance Survey (100006084).



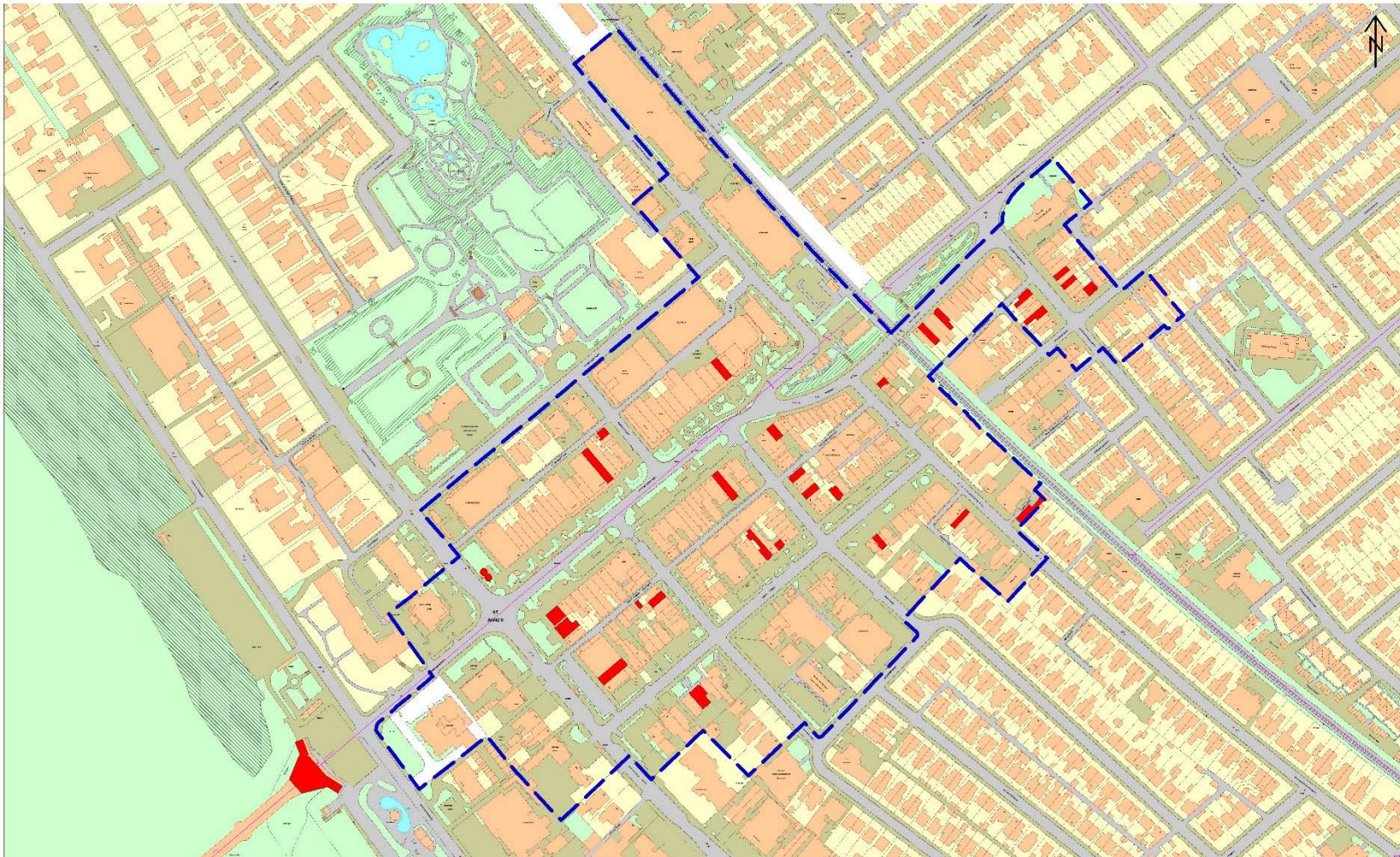
Appendix C3: The Location of Hot Food Takeaways in Fylde

Town Centres - **Lytham**





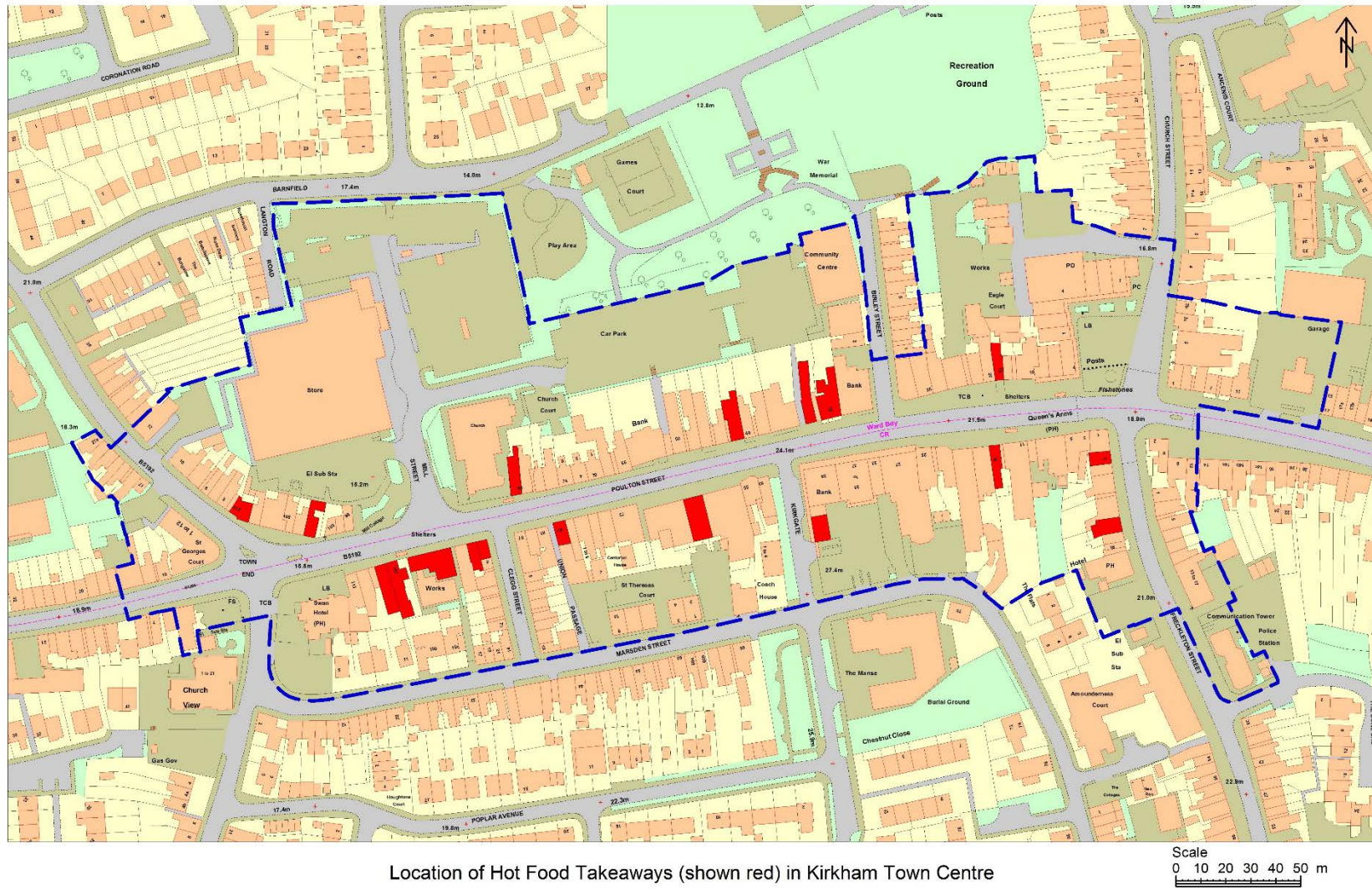
Town Centre – St Anne's



Location of Hot Food Takeaways (shown red) in St Annes Town Centre  
Fylde Council. (c) Crown Copyright and database right (2019). Ordnance Survey (100006084).

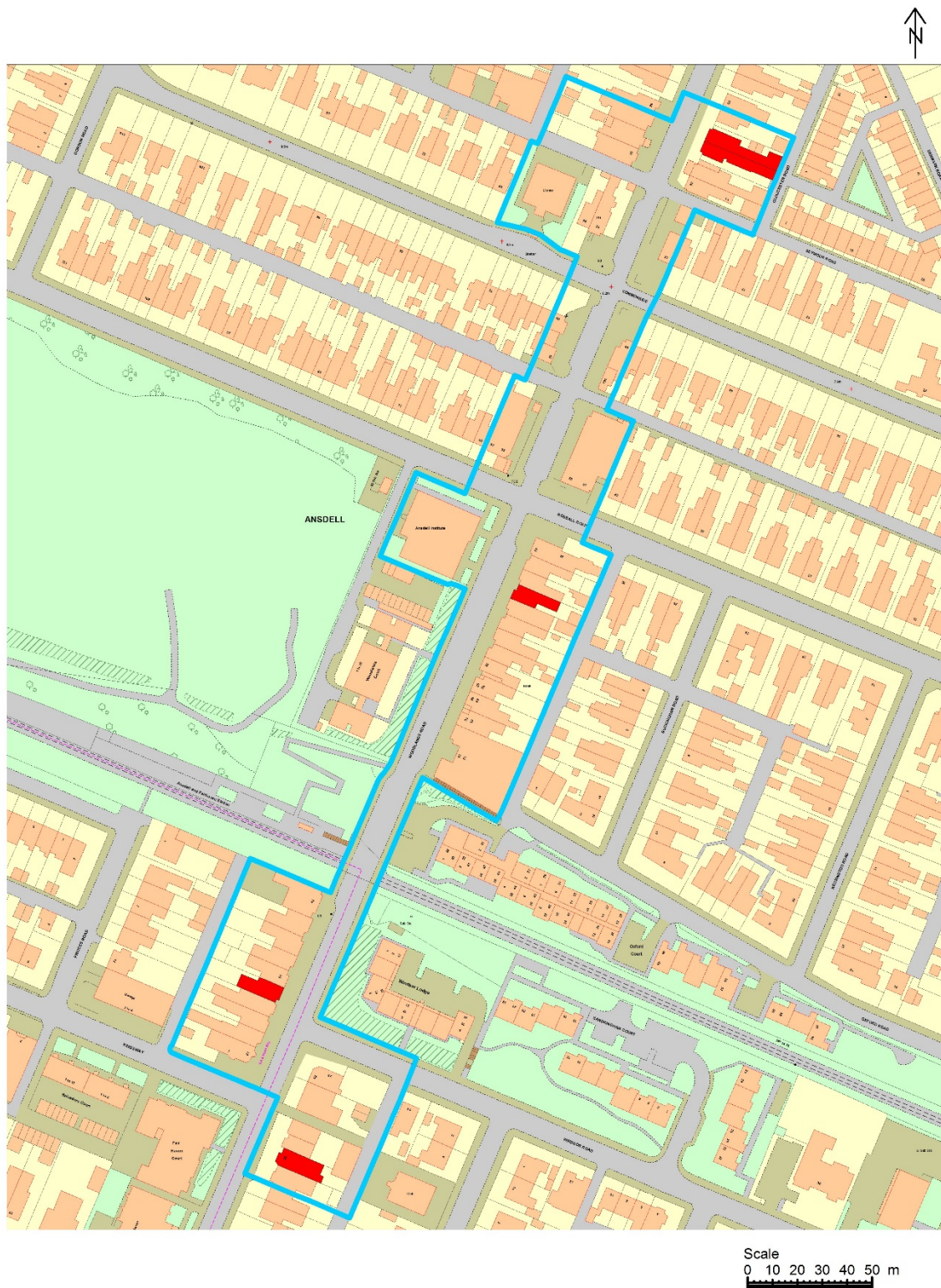


## Town Centre – Kirkham





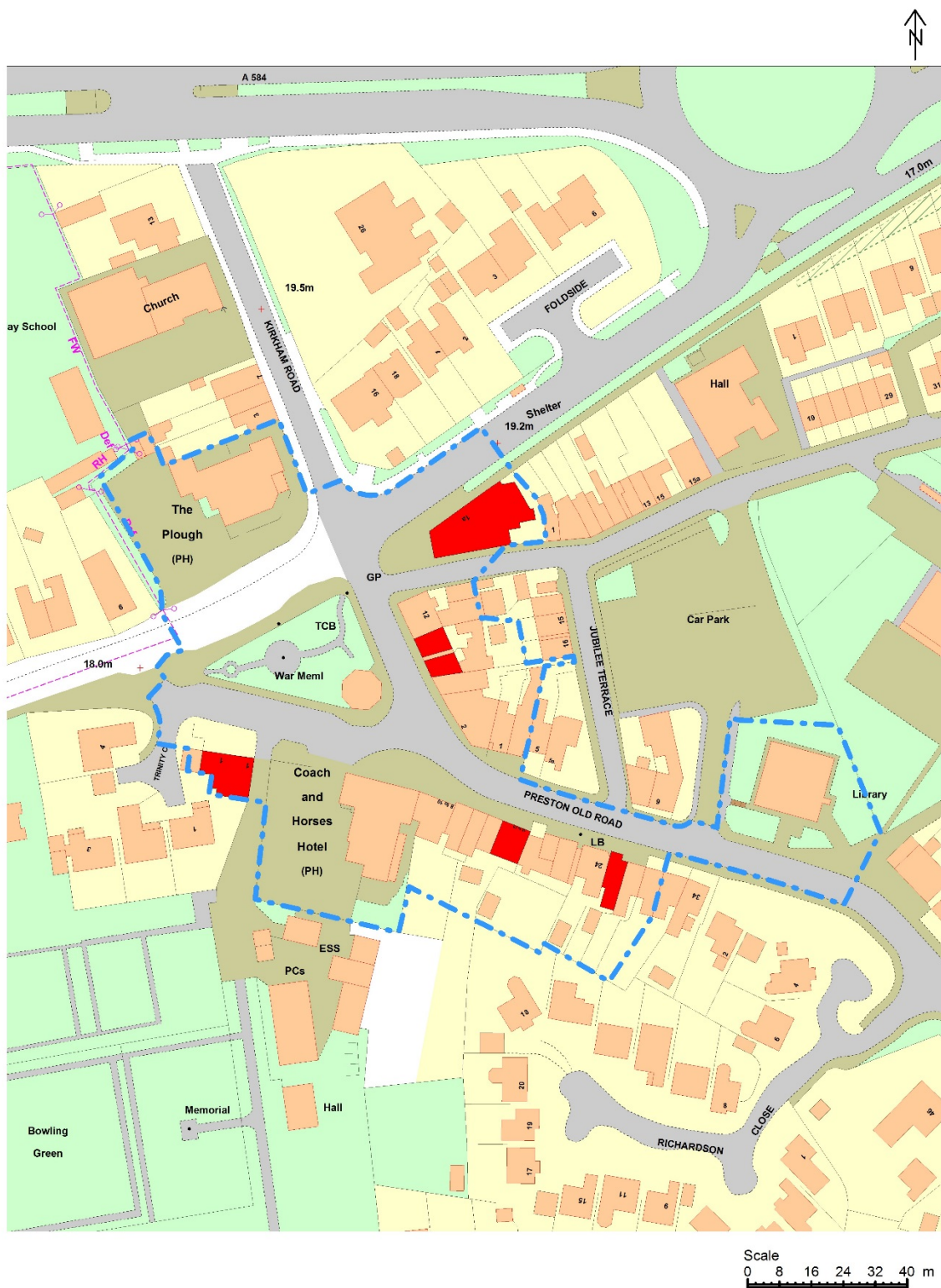
District Centre – Woodlands Road, Ansdell



Location of Hot Food Takeaways (shown red) in Woodlands Road Ansdell District Centre

Fylde Council (c) Crown Copyright and database right (2019). Ordnance Survey (100006084).

## Local Centre – Freckleton

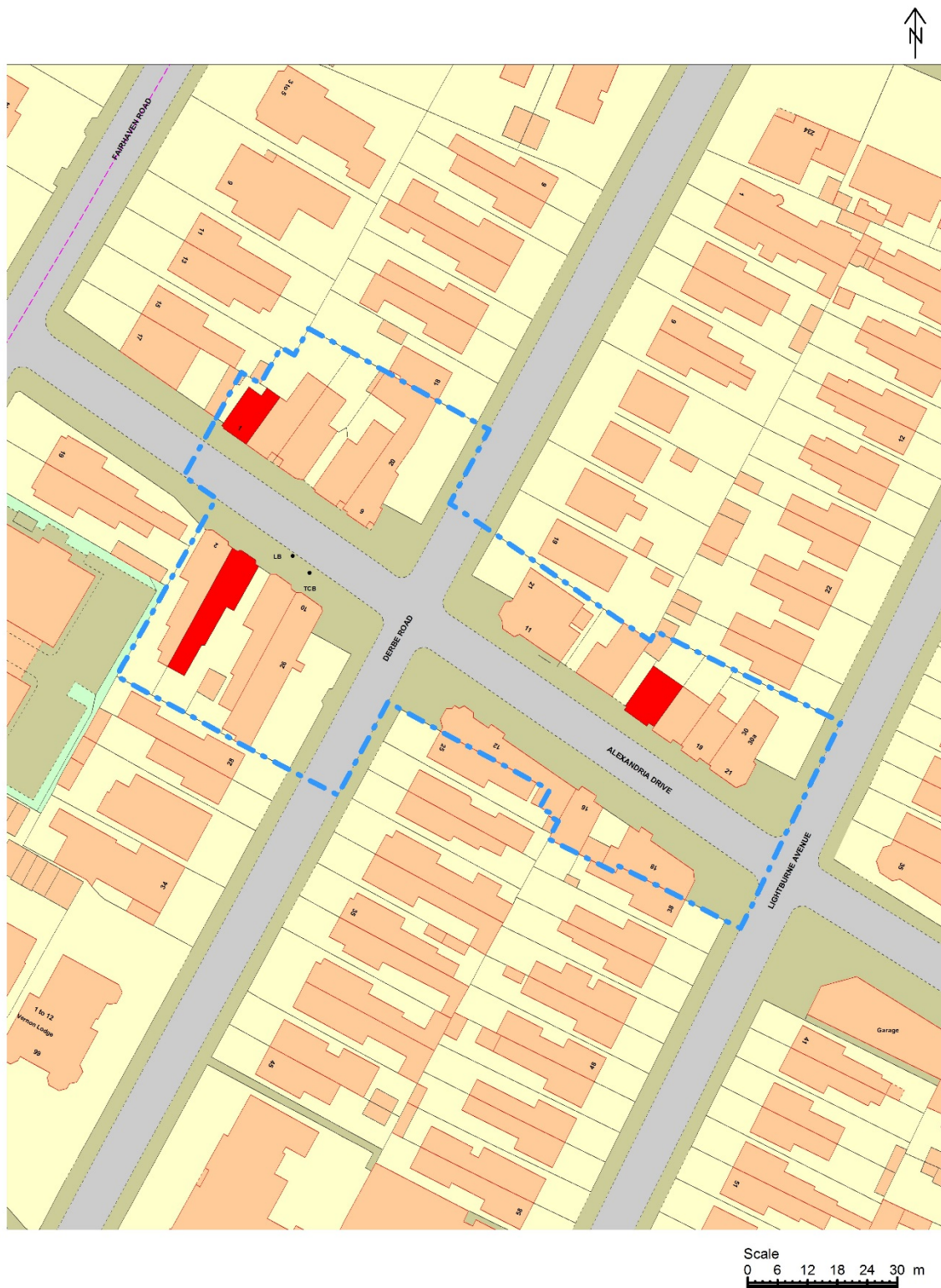


Location of Hot Food Takeaways (shown red) in Freckleton Local Centre

Fylde Council (c) Crown Copyright and database right (2019). Ordnance Survey (100006084).



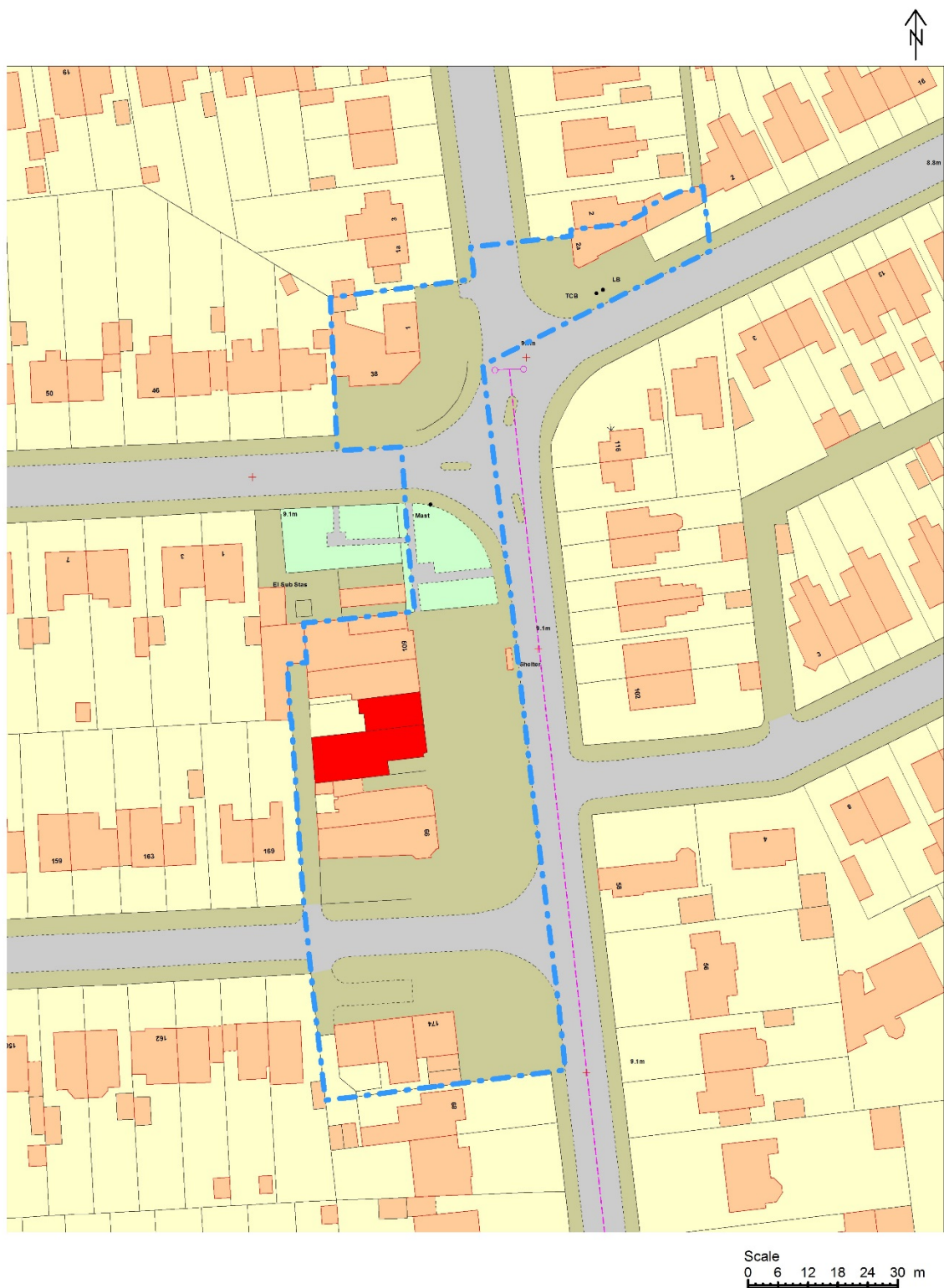
## Local Centre – Alexandria Drive



Location of Hot Food Takeaways (shown red) in Alexandria Drive Local Centre

Fylde Council (c) Crown Copyright and database right (2019). Ordnance Survey (100006084).

## Local Centre – Headroomgate Road

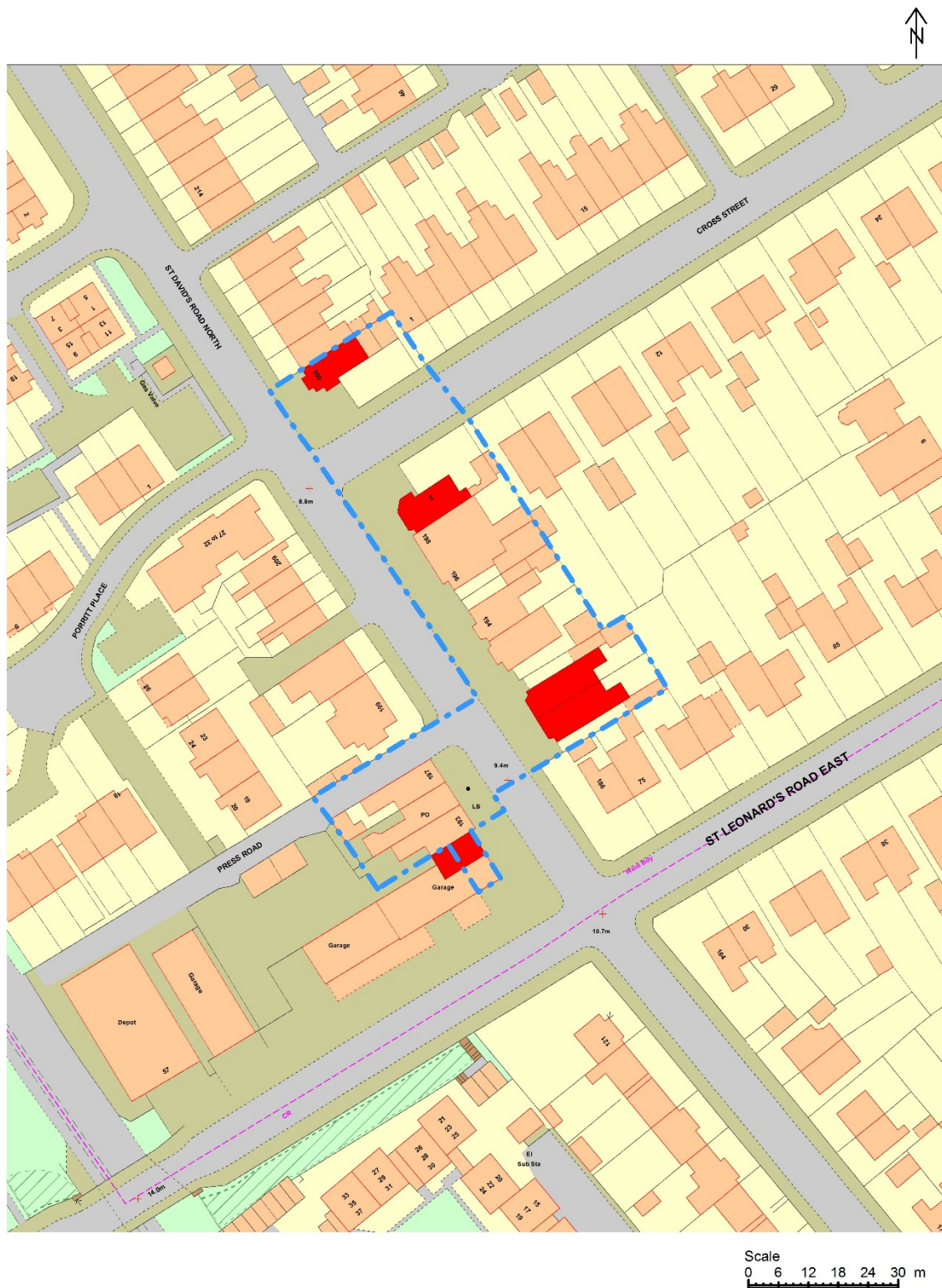


Location of Hot Food Takeaways (shown red) in Headroomgate Road Local Centre

Fylde Council (c) Crown Copyright and database right (2019). Ordnance Survey (100006084).



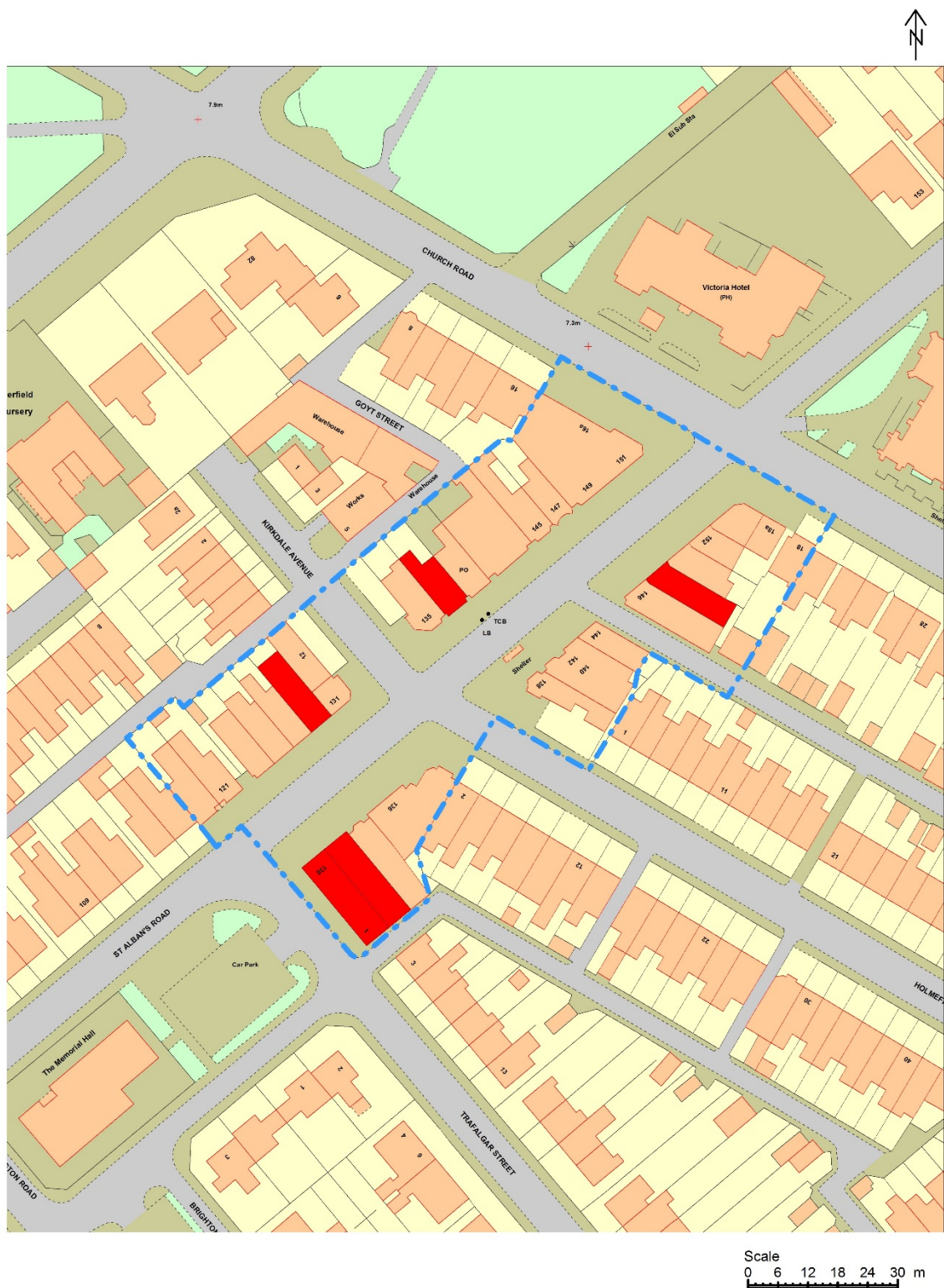
## Local Centre – St. David's Road North



Location of Hot Food Takeaways (shown red) in St Davids Road North Local Centre

Fylde Council (c) Crown Copyright and database right (2019). Ordnance Survey (100006084).

## Local Centre – St. Albans Road



Location of Hot Food Takeaways (shown red) in St Albans Road Local Centre

Fylde Council (c) Crown Copyright and database right (2019). Ordnance Survey (100006084).



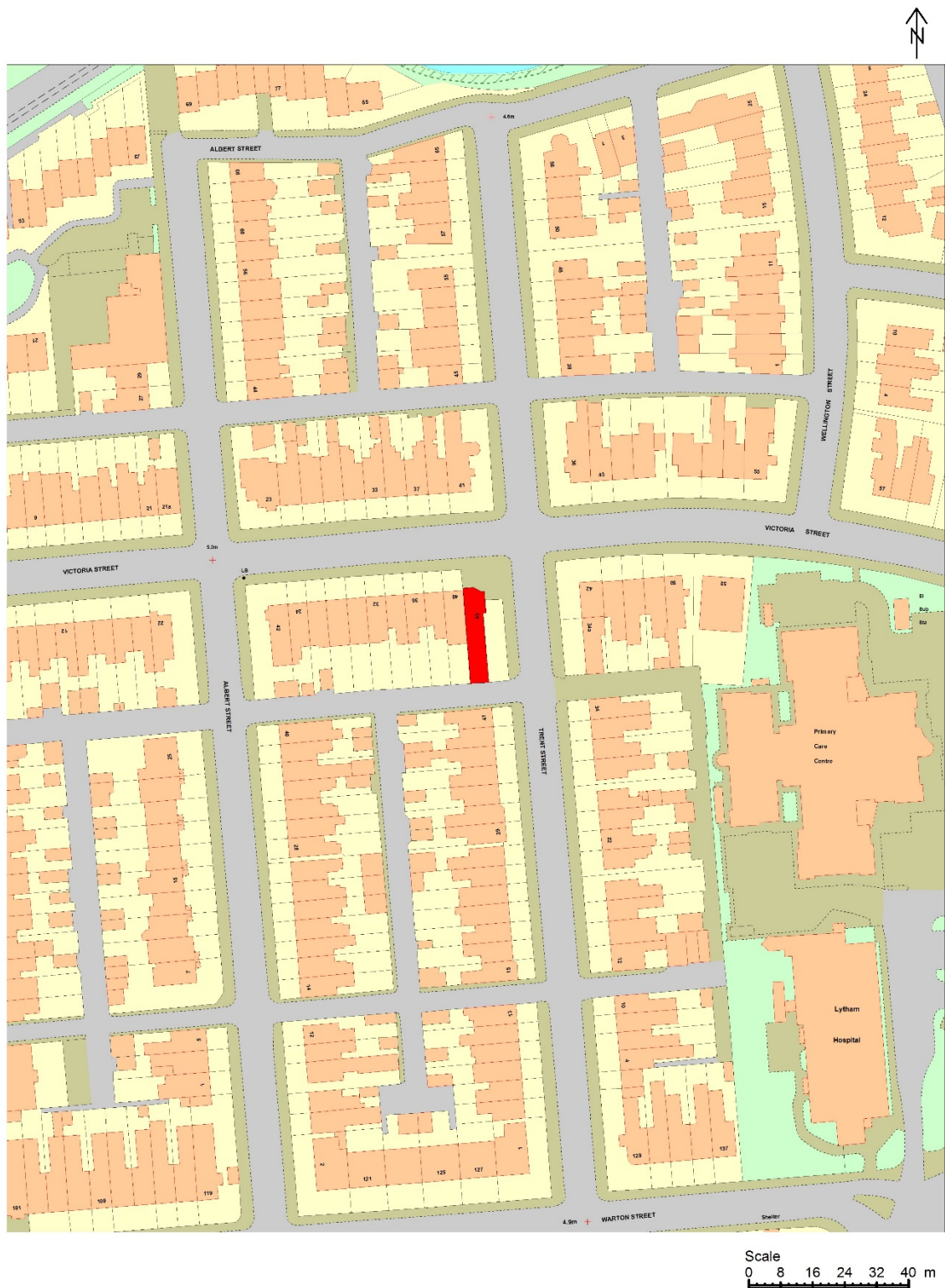
# Areas outside centres as defined by the Fylde Local Plan to 2032 - **Freckleton**



Location of Hot Food Takeaways (shown red) in Areas Outside Centres - Freckleton

Fylde Council (c) Crown Copyright and database right (2019). Ordnance Survey (100006084).

Areas outside centres as defined by the Fylde Local Plan to 2032 – Trent Street, Lytham St. Anne's

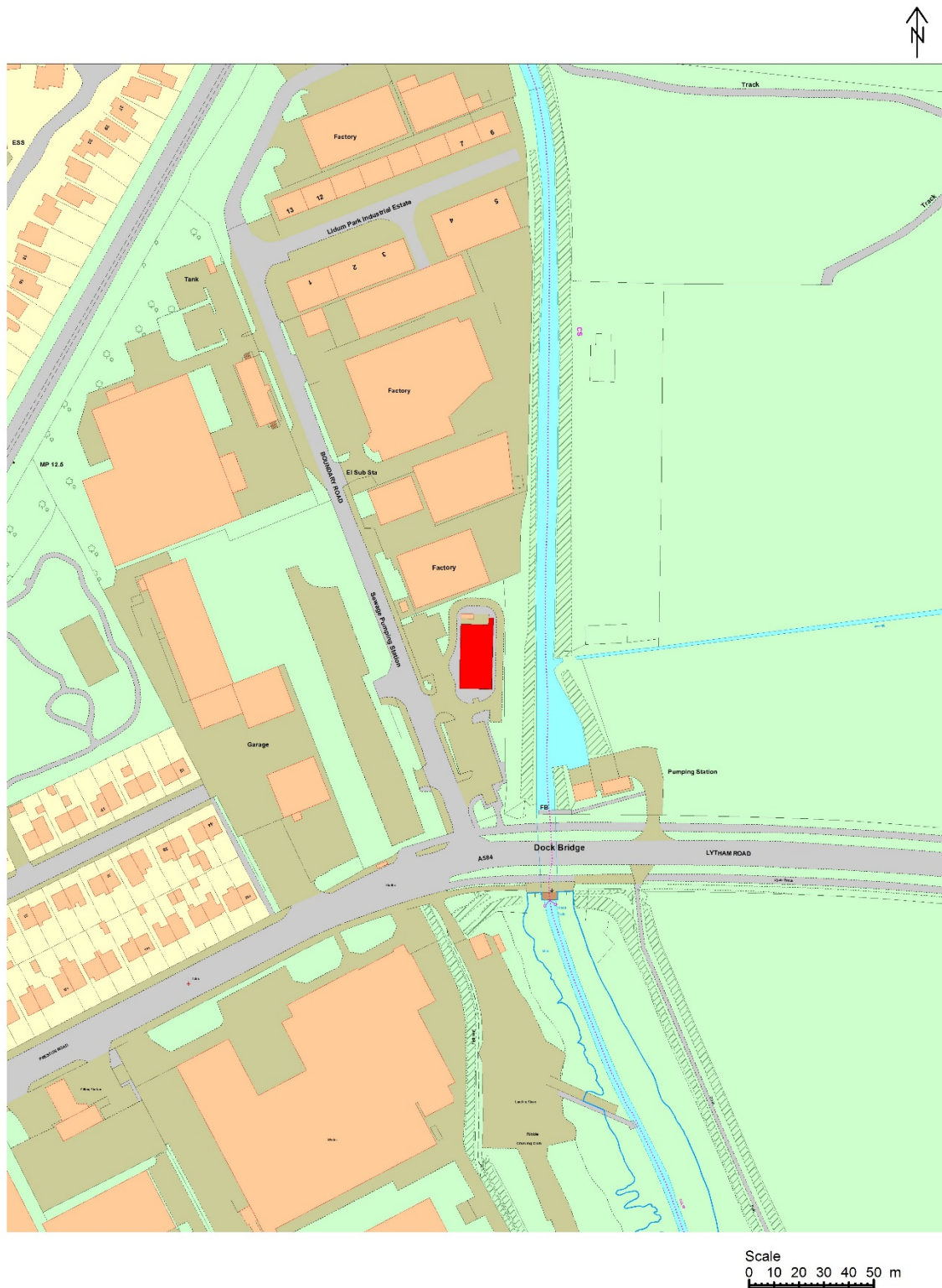


Location of Hot Food Takeaways (shown red) in Areas Outside Centres - Trent Street, Lytham St Annes

Fylde Council (c) Crown Copyright and database right (2019). Ordnance Survey (100006084).



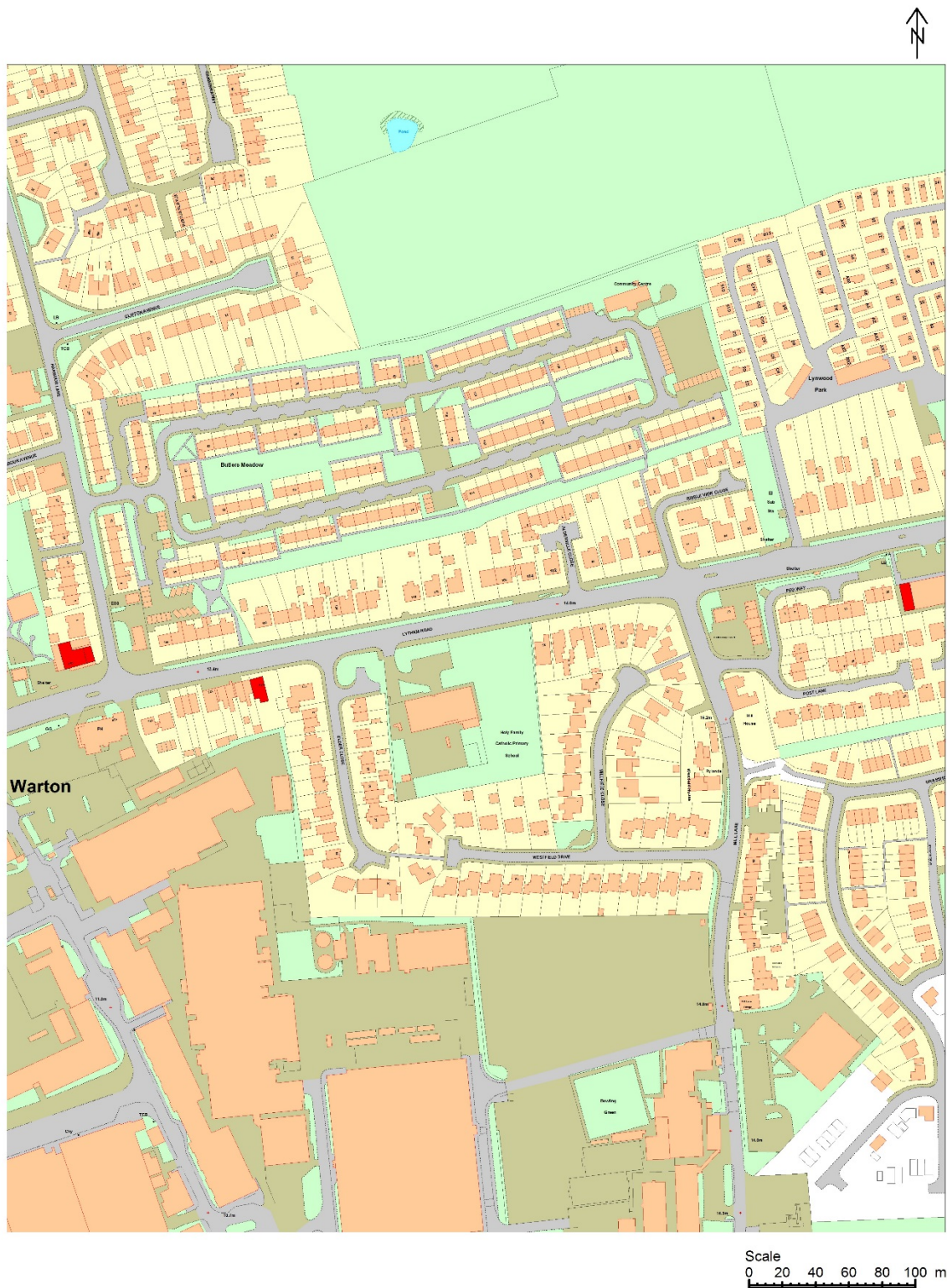
Areas outside centres as defined by the Fylde Local Plan to 2032 – Boundary Road, Lytham St. Anne's



Location of Hot Food Takeaways (shown red) in Areas Outside Centres - Boundary Road, Lytham St Annes

Fylde Council (c) Crown Copyright and database right (2019). Ordnance Survey (100006084).

Areas outside centres as defined by the Fylde Local Plan to 2032 - **Lytham Road, Warton**

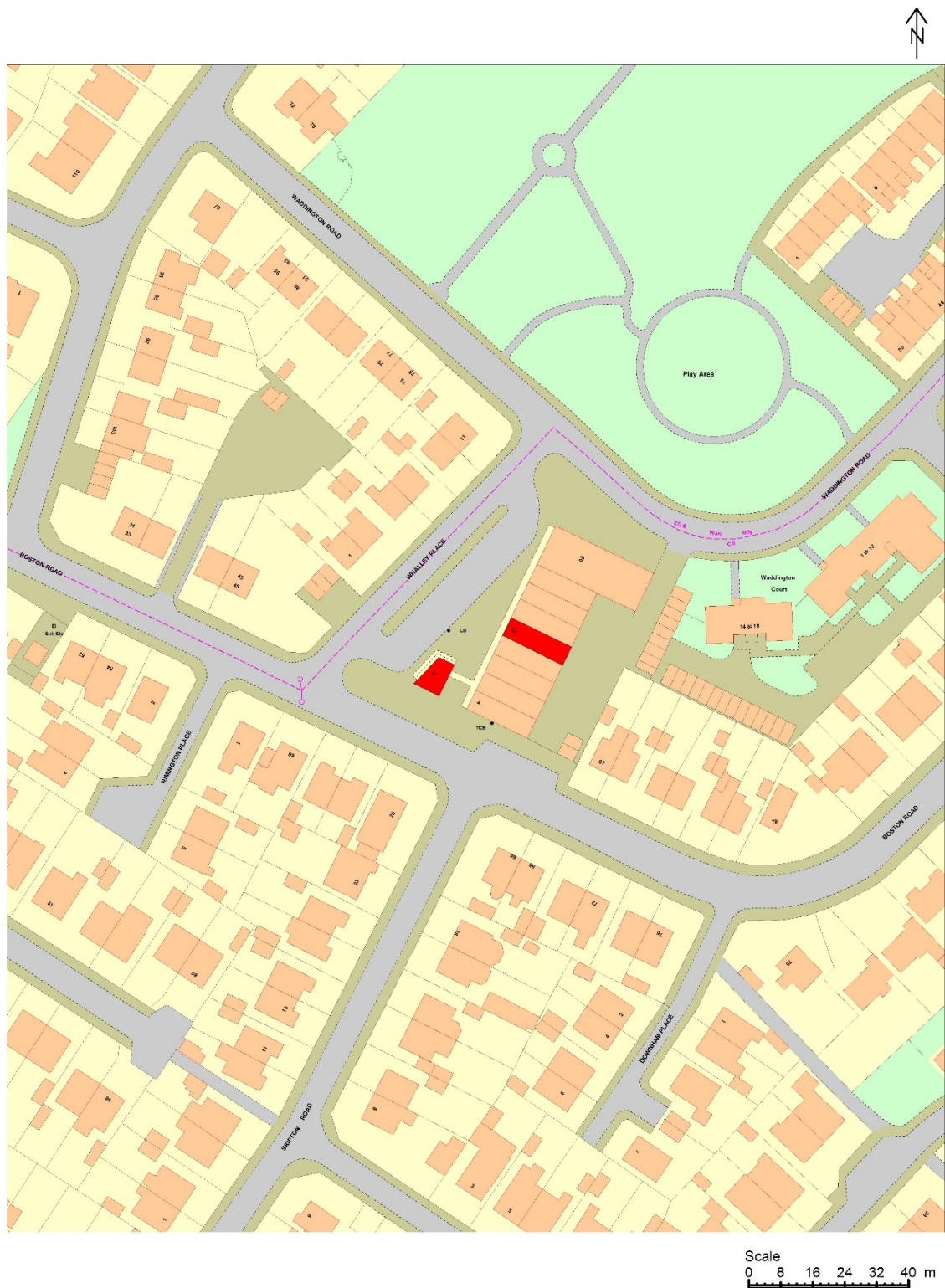


Location of Hot Food Takeaways (shown red) in Areas Outside Centres - Lytham Road, Warton

Fylde Council (c) Crown Copyright and database right (2019). Ordnance Survey (100006084).



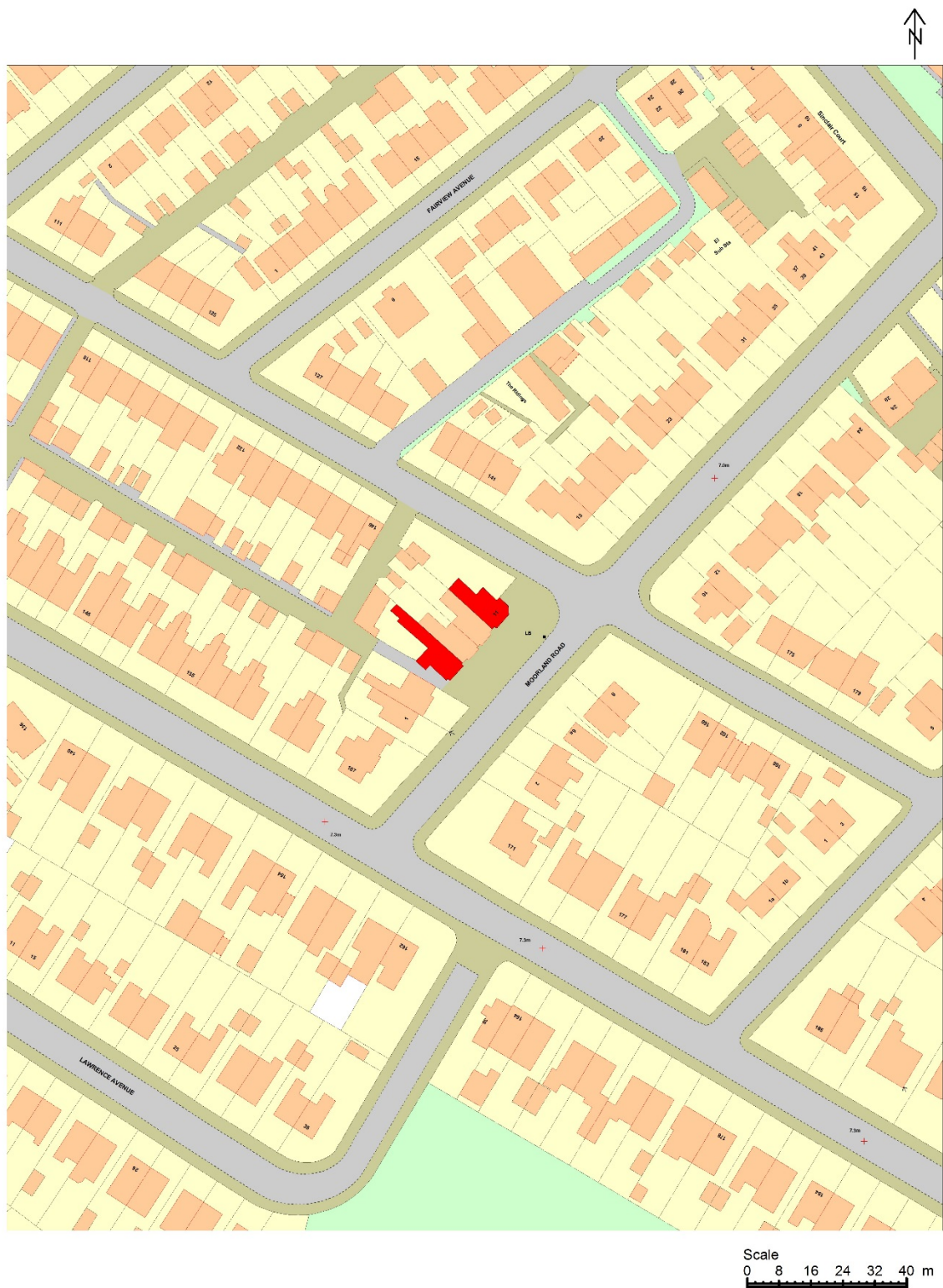
Areas outside centres as defined by the Fylde Local Plan to 2032 – Whalley Place, Lytham St. Anne's



Location of Hot Food Takeaways (shown red) in Areas Outside Centres - Whalley Place, Lytham St Annes

Fylde Council (c) Crown Copyright and database right (2019). Ordnance Survey (100006084).

Areas outside centres as defined by the Fylde Local Plan to 2032 – Moorland Road, Lytham St. Anne's

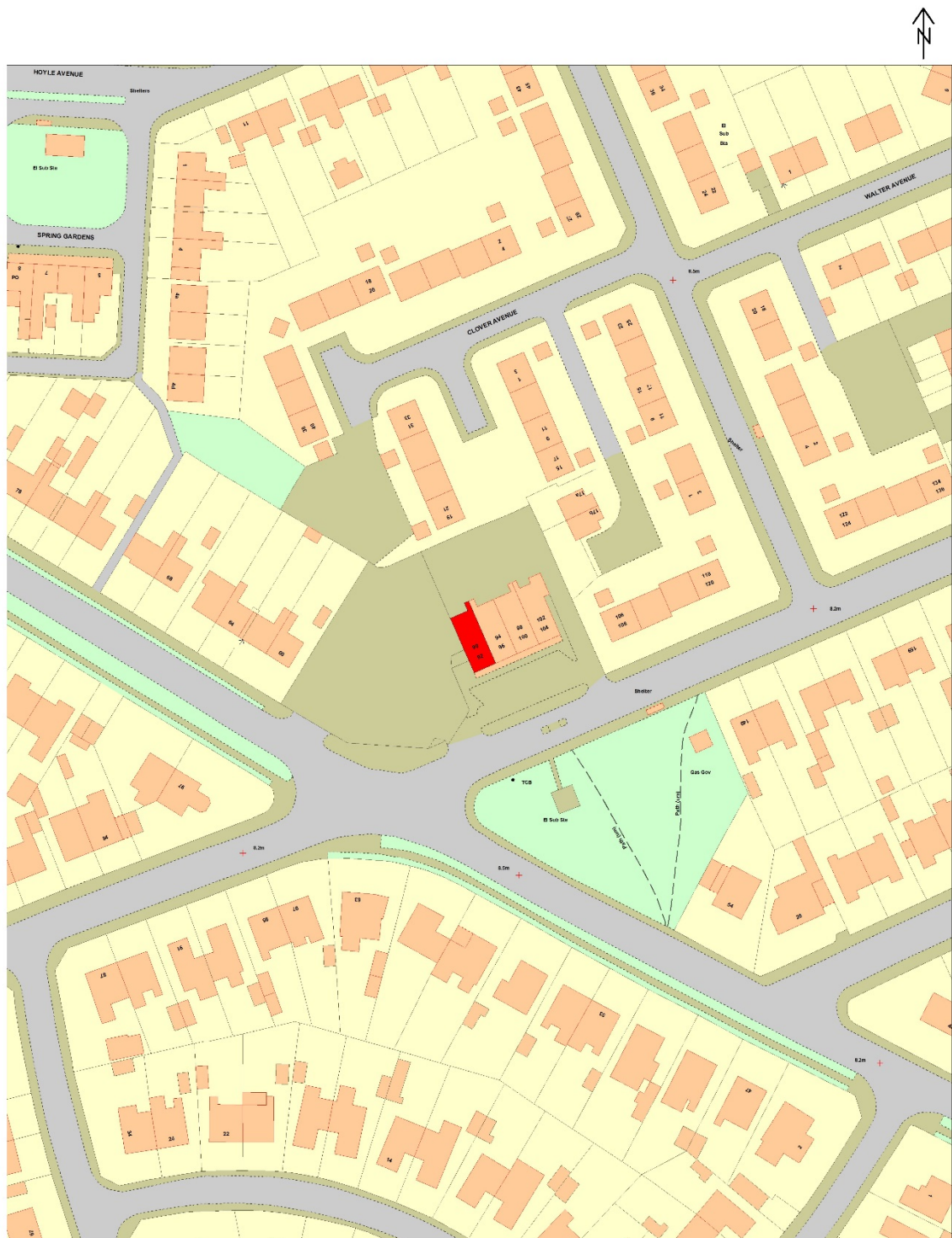


Location of Hot Food Takeaways (shown red) in Areas Outside Centres - Moorland Road, Lytham St Annes

Fylde Council (c) Crown Copyright and database right (2019). Ordnance Survey (100006084).



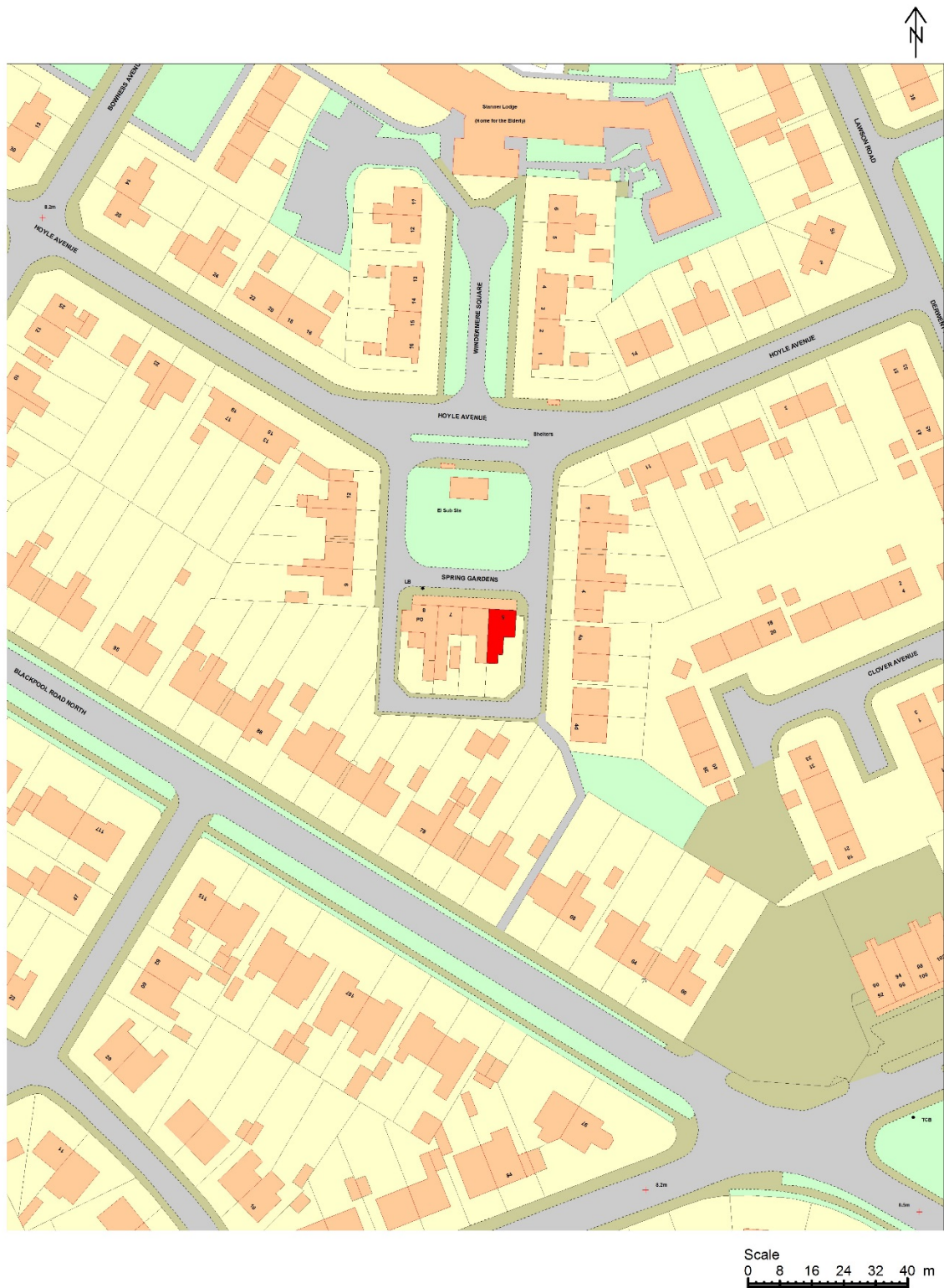
Areas outside centres as defined by the Fylde Local Plan to 2032 – Kilnhouse Lane, Lytham St.  
**Anne's**



Location of Hot Food Takeaways (shown red) in Areas Outside Centres - Kilnhouse Lane, Lytham St Annes

Fylde Council (c) Crown Copyright and database right (2019). Ordnance Survey (100006084).

Areas outside centres as defined by the Fylde Local Plan to 2032 – Spring Gardens, Lytham St. Anne's

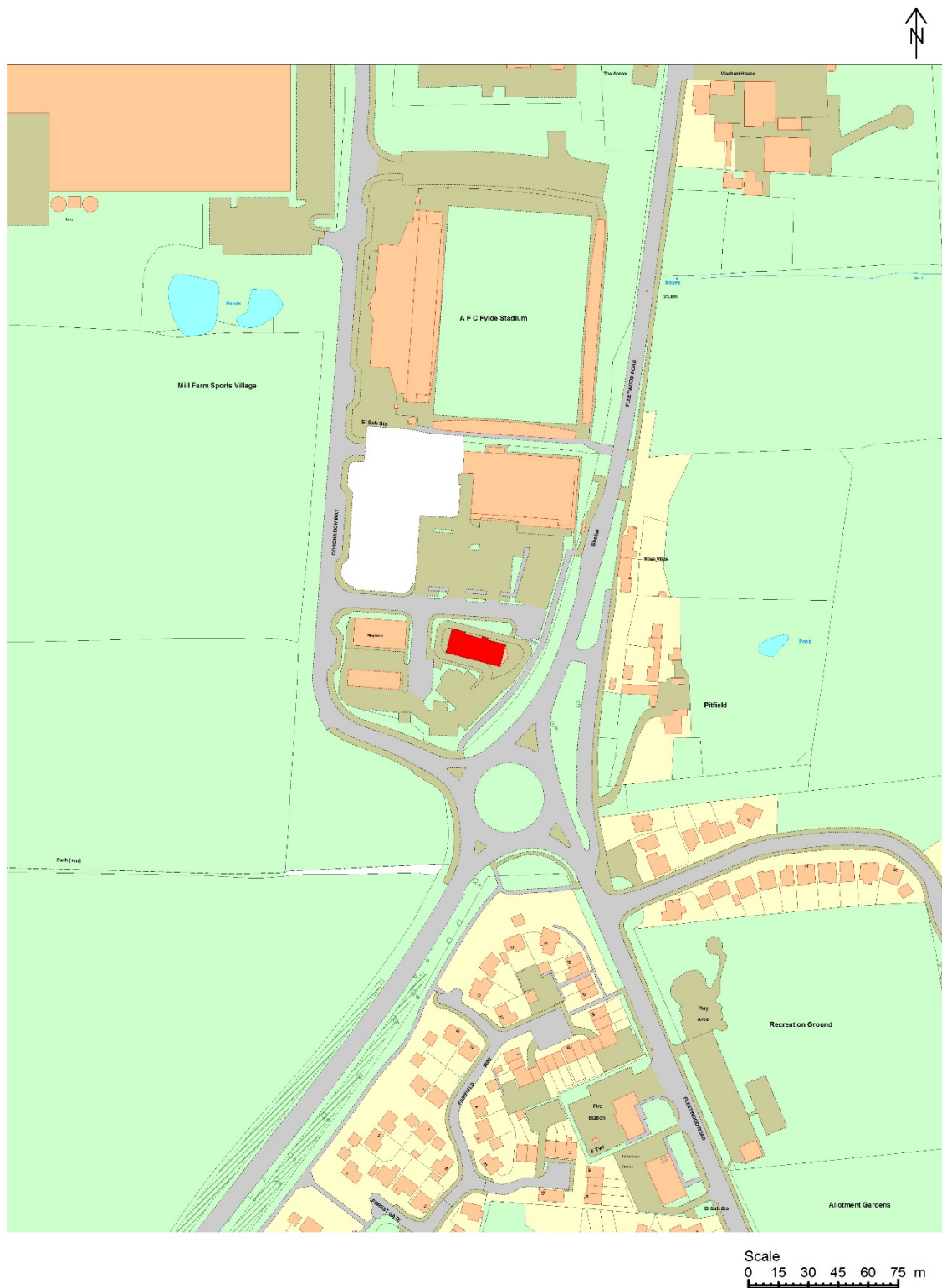


Location of Hot Food Takeaways (shown red) in Areas Outside Centres - Spring Gardens, Lytham St Annes

Fylde Council (c) Crown Copyright and database right (2019). Ordnance Survey (100006084).



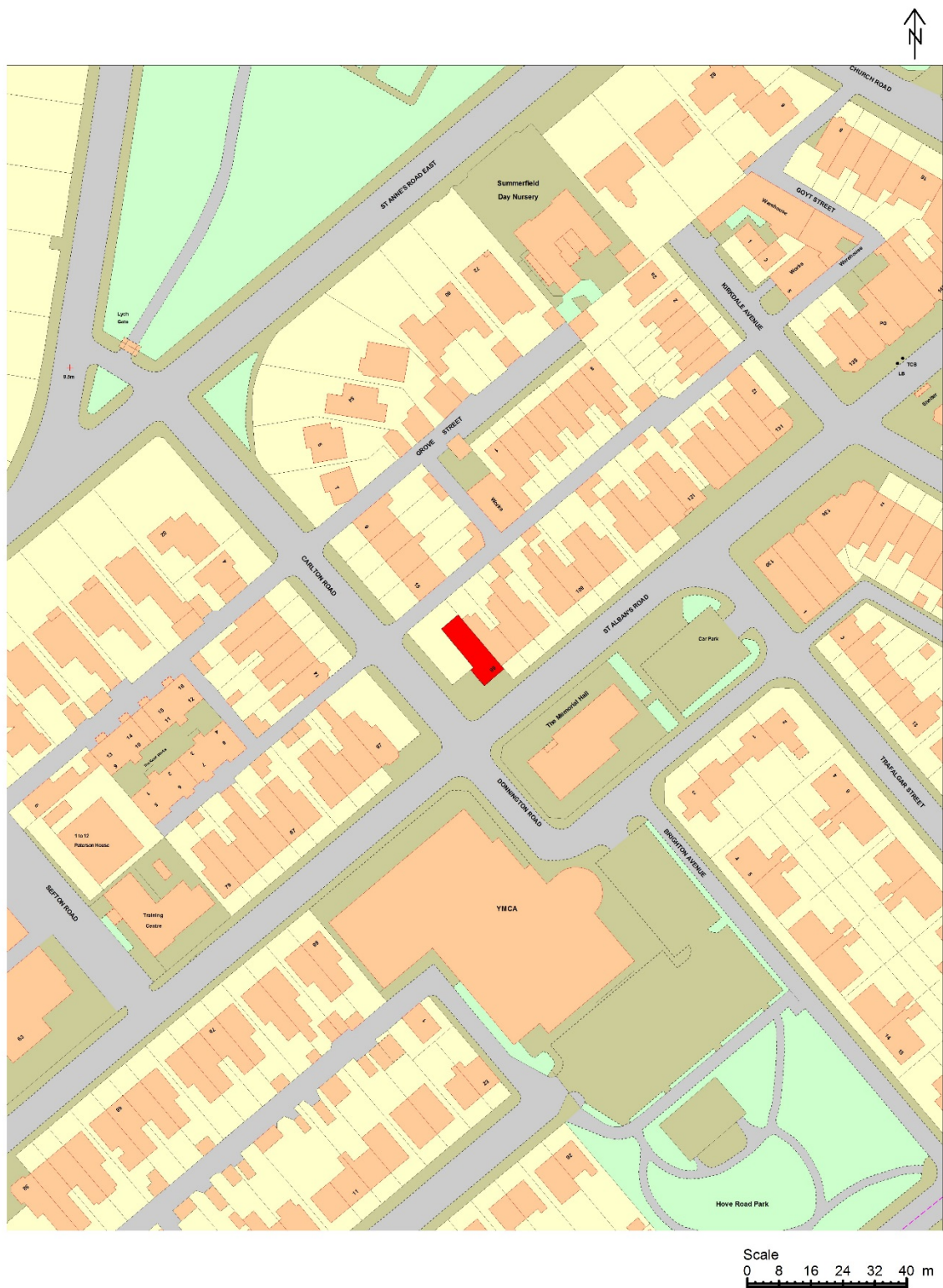
Areas outside centres as defined by the Fylde Local Plan to 2032 – Mill Farm Sports Village, Wesham



Location of Hot Food Takeaways (shown red) in Areas Outside Centres - Mill Farm Sports Village, Wesham

Fylde Council (c) Crown Copyright and database right (2019). Ordnance Survey (100006084).

Areas outside centres as defined by the Fylde Local Plan to 2032 – St Alban's Road, Lytham St. Anne's

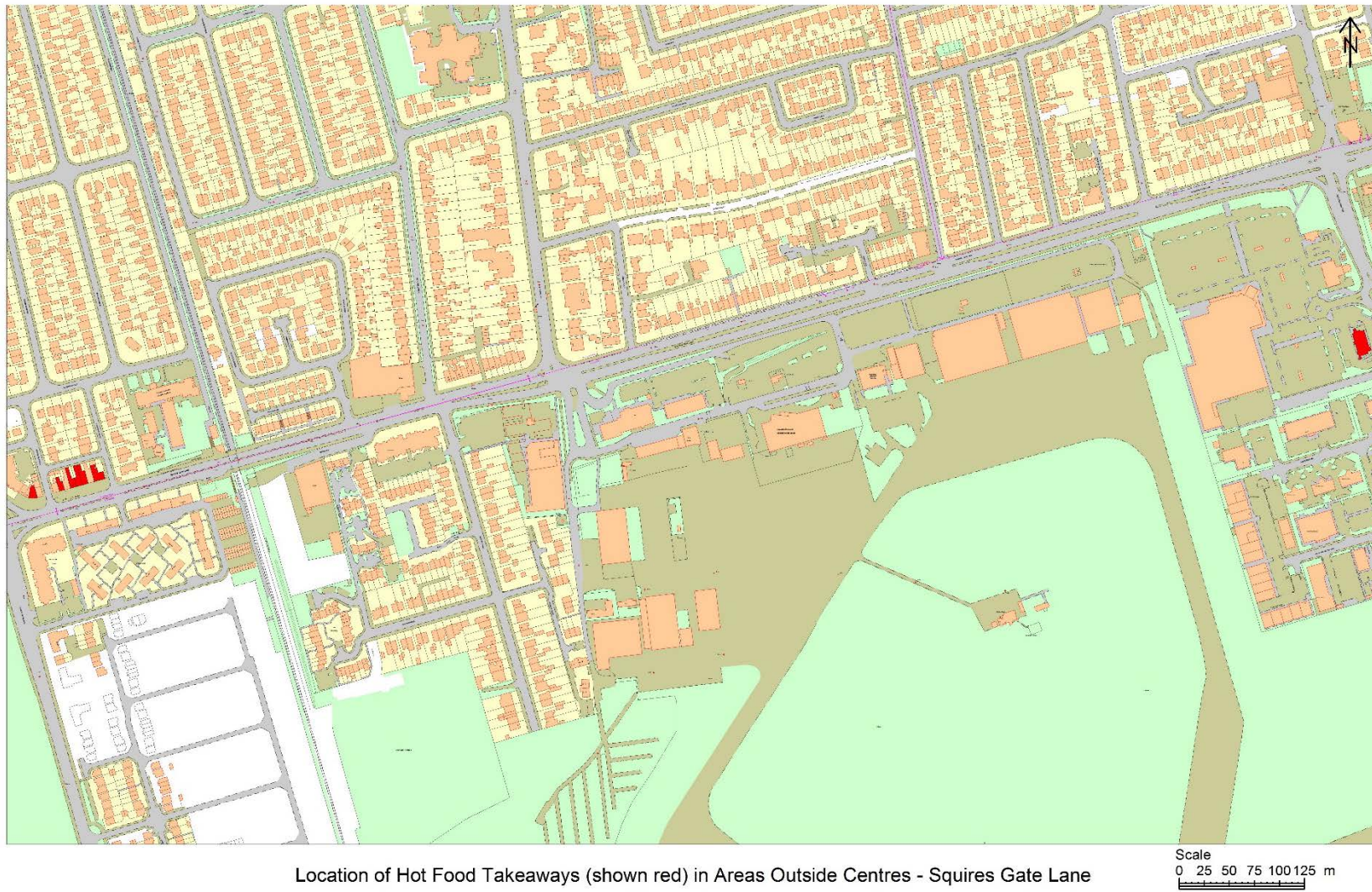


Location of Hot Food Takeaways (shown red) in Areas Outside Centres - St Albans Road, Lytham St Annes

Fylde Council (c) Crown Copyright and database right (2019). Ordnance Survey (100006084).



Areas outside centres as defined by the Fylde Local Plan to 2032 – Squires Gate Lane



Location of Hot Food Takeaways (shown red) in Areas Outside Centres - Squires Gate Lane  
Fylde Council. (c) Crown Copyright and database right (2019). Ordnance Survey (100006084).

## Appendix D: Case Studies and Examples of Good Practice.

### Appendix D1: Digital Technologies – Teleswallowing

Examples of technology being used to improve health outcomes can already be seen on the Fylde Coast. In 2016, Blackpool Teaching Hospitals NHS Foundation Trust won a Highly Commended in rehabilitation section of the NHS Challenge Prize awards (bfwh.nhs.uk, 2016). This was presented for an innovative project designed to make the most of video technology in the treatment of patients in local nursing homes who have difficulties swallowing. After identifying that there was a significant challenge in reaching patients in nursing homes, 'Teleswallowing' was developed to in an attempt to address the issue and reduce costs. This technology removed the need for a personal visit and enhanced patient care. The use of the video provided faster assessment and, in some cases prevented deterioration which may have necessitated a hospital admission. The removal of travel time meant that three patients could be seen remotely in the time taken to conduct one home visit (bfwh.nhs.uk, 2016).

### Appendix D2: Opportunities for Food Growing – Incredible Edible (incredibleedible.org)

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.

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.”

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.

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).

#### Appendix D3: Workplace Allotments – Heathrow Airport

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.

#### Appendix D4: Community Facilities - Park View 4U

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.

#### Appendix D5: Community Facilities – Mill Farm AFC Fylde

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).

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.





© 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: Sept 2019  
Our Ref: GDSPD(S)

Review Date: N/A  
Authorised by: Julie Glaister, Planning Policy Manager

**Summary of Representations Received on the  
Draft Fylde Healthy Living Supplementary Planning Document  
Consultation between 11<sup>th</sup> July 2019 and 8<sup>th</sup> August 2019**

Consultee	Key text from representation	Changes sought	Council Response
General			
Cllr Noreen Griffiths	Having read the Draft Plan for Biodiversity and Healthy Living, it gives me confidence that protection for the natural world would be in place.	N/A	
Historic England	No comments to make	N/A	
Homes England	No comments to make	N/A	
Natural England	No comments to make	N/A	
Public Health Lancashire County Council	The absence of reference to improving air quality is noticeable in the SPD and the Fylde Local Plan to 2032. Approximately 4% of deaths across Lancashire are attributable to particulate air pollution (PM2.5) and planning policy has a role to play in addressing this. The National Planning Policy Framework state 'Opportunities to improve air quality or mitigate impacts should be identified'. The Fylde Council 2017 Air Quality Annual Status Report (ASR) identifies a key action for Fylde Council as 'the adoption of the Lancashire Air Quality Planning Guidance note setting out how and when air quality issues need to be considered as part of the planning process'. I recommend that consideration is given to how the Lancashire Air Quality Planning Guidance can be embedded into planning policy in Fylde at the earliest opportunity.	The inclusion of Air Quality in planning policy.	Comment noted. Discussions are underway with Fylde Council's Environmental Health department to determine how the issue of Air Quality can be successfully embedded into future planning policy.

Sport England	Sport England note that the SPD includes policies in Appendix 1, but it is not obvious if these are SPD policies in their own right or copies of policies taken from the Fylde Local Plan. It may help the reader if additional text is included to explain, both in the list of contents and tied to some point in the document.	Additional text to explain the policies in Appendix 1.	Comment noted and issue will be rectified within the document. The Fylde Local Plan to 2032 policies set out in Appendix A will be referenced within the Policy and Guidance section. An additional title will be added to Appendix A for clarity which will also be acknowledged in the contents list.
Whyndyke Garden Village NHS Healthy New Town Board	Due to the length of the SPD we recommend that its content is reviewed so that it is very clear at a glance what the SPD is recommending applicants and developers consider in their planning applications.	Review of content.	Comment noted. It must be recognised that almost half of the document is made up of appendices offering additional information. However, to increase clarity and reduce the length of the main document, case studies will be moved out of the main body of the SPD and placed in the appendices. Specific recommendations will be highlighted and italicised. A 'How to Use this Document' section will also be placed at the front of the SPD to allow easy navigation through the document.
Introduction			
Sport England	1.3 Sport England supports the objective to have a positive impact on the health and well-being of Fylde residents.	N/A	Comment noted.
Planning, Policy and Public Health Context			
Sport England	2.2 Sport England agrees that the nature of the built environment has a significant impact on people's ability to take part in sport and be physically active. All professional disciplines and groups (for example	N/A	Comment noted.

	<p>planning, health, leisure, property, transport and education) should look to work strategically, proactively and collaboratively, including with local communities to maximise opportunities for active lifestyles.</p> <p>2.38 to 2.40 Sport England welcomes the specific references to its' Active Design Guidance (2015). Taking part in regular sport and physical activity is a key part of maintaining a healthy lifestyle. Too few of us are doing enough sport and physical activity to stay healthy. This could have significant long-term implications for the health, wellbeing and quality of life of millions of people. Active Design has been commissioned by Sport England to take a fresh look at the opportunities to encourage and promote sport and physical activity through the design and layout of our built environment, supporting a step change towards healthier and more active lifestyles. Its principles are relevant to Chapters 3, 4, 7 and 8.</p>		
Healthy Places			
Public Health Lancashire County Council	<p>The SPD is a considerable length and I suggest that its content is reviewed so that it is clear at a glance what the SPD recommends applicants and developers consider in their proposals. As part of this I suggest amending and highlighting the following sections to make them clear recommendations for consideration by applicants:</p>	Highlighting of paragraphs.	Comment noted. The paragraphs will be highlighted and italicised for clarity.

	<p>.Paragraph 3.10 and 3.11 regarding embedding Active Design Principles.</p> <p>.Paragraph 3.21 regarding the use of Digital Technology.</p>		
Ian Brooks Sports Development Officer at Fylde Borough Council	There is reference to the YMCA Your Move Programme. The money for the Your Move Programme was drawn down from LCC and is due to stop in March 2020.	Clarify within document.	This will be acknowledged within the document. The reference to the YMCA Your Move Programme will be kept as it as an example of good practice.
Sport England	3.8 to 3.11 also cites further references to active design and Sport England welcomes encouraging applicants to include active design principles within their proposals. Your link to the active design web pages doesn't work, try this one: <a href="https://www.sportengland.org/facilities-and-planning/active-design/">https://www.sportengland.org/facilities-and-planning/active-design/</a> Further case study documents have been added to the web pages which may be of relevance to this document. Sport England welcomes inclusion of the Active Design Principles Checklist in Appendix B.	Change link to the active design web page.	Comment noted. The link will be changed and ensured that it is working correctly.
Healthy Living			
Public Health Lancashire County Council	The sections of the SPD titled 'Healthy Living' and 'Community Engagement' do not appear to have any clear recommendations for applicants or developers, I therefore suggest these are reviewed.	Review the 'Healthy Living' section.	The purpose of the Healthy Living SPD is to provide guidance when planning for and creating healthier developments, whilst providing communities with greater support to take positive action to improve their health and wellbeing and encourage more positive forms of participation in healthier environments. The information provided in the 'Healthy



			Living' section (which contains 'community engagement'), whilst not having any specific recommendations provides a good background of how to engage in practices that encourage healthy living which can influence both developers and residents. Understanding the roles of the built and natural environments and their effect on health and wellbeing can help to improve people's quality of life and provide a sustainable approach to the design and management of environments.
Sport England	4.1 to 4.4 Sport England also welcomes references to our Active Lives data, our Active Lives Surveys measure the activity levels of people across England. There are two surveys: Active Lives Adult, which is published twice a year, and the world-leading Active Lives Children and Young People, which is published annually. Both give a unique and comprehensive view of how people are getting active. Further references to Sport England data are acknowledged elsewhere in the document (Chapter 8).	N/A	Comment noted.
Healthy Food Environment – Nutrition and Health			
No comments made on this section.			
Healthy Food Environment – Hot Food Takeaways			
Public Health Lancashire County	The SPD is a considerable length and I suggest that its content is reviewed so that it is clear at a glance what the SPD recommends applicants and developers		Comment noted. The paragraphs will be highlighted and italicised for clarity. The recommendation from Lancashire County Council's Public Health Advisory Note on Hot Food

Council	<p>consider in their proposals. As part of this I suggest amending and highlighting the following sections to make them clear recommendations for consideration by applicants:</p> <p>Paragraph 5.15 regarding hot food takeaways.</p> <p>We recommend this is amended to include the recommendation from the Hot Food Takeaways and Spatial Planning. Public Health Advisory Note published by the Lancashire County Council Director of Public Health and Wellbeing 'Refusing new A5 uses within wards where more than 15% of year 6 pupils are classed as obese'.</p>		Takeaways will be added.
SSA Planning – on behalf of Kentucky Fried Chicken	<p>As you will be aware, we commented on the Scoping Stage of this document and stated that we considered over-concentrations of any use in a town centre detrimental to retail variety and therefore footfall, which is itself a form of active travel. We are disappointed therefore that the final draft still focusses solely on hot food takeaways, when there is good evidence (see, for example, Robinson et al BMJ 2018 (363) 4982, attached), that food high in calories, fat, salt and sugar are available from a range of uses within several of the use classes.</p> <p>We are also concerned that the ward threshold for action is arbitrary - there is no explanation provided for why 10% is a significant figure, nor any sense of what levels of obesity in any given population might be considered normal or typical. This is particularly</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 influencing active travel to and from centres, which will be supported through the SPD.</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 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, which contains the</p>



	<p>important, as child obesity is not based on a linear measure. We are furthermore concerned that part of the policy appears to relate to deprivation rather than obesity. This not only confuses correlation with causation (the two correlations - density with deprivation and deprivation with obesity - are separate and it is spurious to link them), but fails to set any objective, so that monitoring is impossible. Again, we suggest that a far better approach is to set an objective of having a healthy proportion of each use type in each town centre, but also perhaps across other wider geographies.</p> <p>Finally, we reiterate that the evidence for the proximity of hot food takeaways to schools causing overweight or obesity in pupils of those schools (or generally) is limited and conflicting. It would require that pupils were (a) leaving unaccompanied, (b) able to get to the nearest hot food takeaway in time, (c) actually were visiting them (and not cafes, coffee shops or convenience stores), (d) consuming more calories there than they would if they were to eat elsewhere (see Robinson et al, 2018) and (e) visiting and (relatively) over-consuming frequently enough for it to contribute to obesity.</p> <p>If the hypothesis were correct, one might see a greater incidence of obesity in pupils of schools closer to hot food takeaways than in those of schools further away from them, and increasing incidence of obesity in schools when hot food takeaways open nearby and decreasing incidence when nearby hot food takeaways close. No evidence of either is</p>		<p>recommendation of “refusing new A5 uses within wards where more than 15% of year 6 pupils and 10% of reception pupils are classed as obese,” 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> <p>Additionally, many Local Planning Authorities have now successfully adopted policies which control Hot Food Takeaways and are successfully implementing them through planning decisions. 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 any of the A1, A3 and A5 uses, they are, on the whole, likely to be of smaller portions and contain less fat, salt and sugar than food from Hot Food Takeaways.</p> <p>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>
--	---	--	--

	referred to in the references. Many references are to policy papers that refer to other policy papers rather than peer-reviewed primary research.		
Healthy Food Environment – Opportunities for Food Growing			
Public Health Lancashire County Council	<p>The SPD is a considerable length and I suggest that its content is reviewed so that it is clear at a glance what the SPD recommends applicants and developers consider in their proposals. As part of this I suggest amending and highlighting the following sections to make them clear recommendations for consideration by applicants:</p> <p>.Paragraph 5.34 regarding open spaces.</p> <p>We recommend an amendment to this to highlight the need for open spaces to be accessible by all members of the community regardless of age or disability.</p> <p>.Paragraph 5.44 regarding workplace allotments.</p>	Highlight paragraphs 5.34 and 5.44 and make amendment to open spaces paragraph.	Comment noted. The paragraphs will be highlighted and italicised for clarity. The amendment requested will be made.
Alcohol			
Lancashire County Council Public Health	Paragraph 6.6 of the SPD needs amending. All premises licensed to sell alcohol require a licence regardless of their opening hours.	Make correction to paragraph 6.6.	Comment noted. The document will be amended.

Homes for Lifelong Living			
Public Health Lancashire County Council	<p>The SPD is a considerable length and I suggest that its content is reviewed so that it is clear at a glance what the SPD recommends applicants and developers consider in their proposals. As part of this I suggest amending and highlighting the following sections to make them clear recommendations for consideration by applicants:</p> <p>. Paragraph 7.5 regarding adaptable homes.</p> <p>We recommend an amendment to the wording of this to state 'Applicants and developers are encouraged to adopt as a minimum the Building Regulations Accessible and Adaptable Standard (M4(2) Category2) within their proposals'.</p>	Highlight paragraph 7.5 and amend recommendation regarding Building Regulations.	Comment note. The paragraphs will be highlighted and italicised for clarity. The recommendation will be amended.
Community Facilities			
Public Health Lancashire County Council	<p>The SPD is a considerable length and I suggest that its content is reviewed so that it is clear at a glance what the SPD recommends applicants and developers consider in their proposals. As part of this I suggest amending and highlighting the following sections to make them clear recommendations for consideration by applicants:</p> <p>. Paragraph 8.15 regarding community needs.</p> <p>.Paragraph 8.20 regarding community facilities.</p>	Highlighting of the paragraphs mentioned.	Comment noted. The paragraphs will be highlighted and italicised for clarity.
Ian Brooks Sports Development	The Sports Development Plan referred to in paragraph 8.13 has not been taken forward for ratification. However, it is on the agenda.	Clarify that the Sports Development	Comment noted and this will be clarified within the document.

Officer at Fylde Borough Council		Plan has not been ratified.	
Cycling and Walking – Policy Background			
No comments made on this section.			
Cycling and Walking – Current cycling and walking position			
No comments made on this section.			
Cycling and Walking – Opportunities			
No comments made on this section.			
Access to Natural Areas			
United Utilities	<p>We believe that developers should seek to maximize opportunities for using space in a multi-functional way and for enabling sustainable drainage features to form part of the character of the development. Open space and recreation provision in new developments present a clear opportunity to provide much needed sustainable drainage, whilst also contributing to quality neighbourhoods, providing opportunities for wildlife and enhancing the leisure and play on offer, resulting in a significant positive health effect.</p> <p>If promoting the development of blue/green infrastructure and walking and cycling in new development in order to promote healthy living, we want to ensure that the opportunities of using these areas for sustainable drainage are not missed, and as</p>	Encourage the use of sustainable drainage within the development of blue/green infrastructure and walking and cycling in new developments.	Comment noted. Opportunities for sustainable drainage will be incorporated into the document within the 'Access to Natural Areas' section.

	such we encourage you to make this point in your draft SPD.		
Health Impact Assessment (HIA)			
No comments made on this section.			



## **SEA Screening Consultation**

The Council requested a Screening Opinion as to whether Strategic Environmental Assessment would be required to meet the requirements of the SEA Directive. The screening was carried out by the consultants Arcadis. Arcadis' conclusion was that SEA is not applied to the SPD. This is because the SPD would not result in a significant effect on the environment, and because the contents of the SPD have already been subject to SEA through the SEA of a higher tier plan.

The results of the Screening Opinion are set out in the documents on the following pages. The consultants Arcadis sought the views on their conclusion from key statutory consultees, and the responses received are attached also.

Our ref: 10032268\_Fylde Healthy Living SPD SEA Screening  
Date: 05 June 2019

ARCADIS CONSULTING  
(UK) LIMITED  
Level 1  
2 Glass Wharf  
Temple Quay  
Bristol  
BS2 0FR  
Tel +44 (0)117 372 1200  
arcadis.com

## **Fylde Healthy Living SPD – SEA Screening Decision**

On 22 October 2018 Fylde Borough Council adopted the Fylde Local Plan to 2032. The Local Plan covers the whole of the Fylde Borough for the period 2011 – 2032. The Local Plan to 2032 and accompanying documents, including the accompanying Sustainability Appraisal (SA), Strategic Environmental Assessment (SEA) and Policies Map are available online<sup>1</sup>.

### **Supplementary Planning Document**

Fylde Borough Council has prepared the Fylde Healthy Living Supplementary Planning Document (SPD). The intention of the Healthy Living SPD is to provide further detail and guidance in relation to policies and proposals within the adopted Local Plan to 2032. It will be considered alongside policies in the Local Plan during planning related decision-making in order to help improve health and wellbeing in Fylde.

The current consultation draft of the SPD was prepared in February 2019. This followed a Healthy Living SPD Scoping Stage<sup>2</sup>, which was consulted on for six weeks from 22nd November 2018 to 5.00pm on the 3rd January 2019.

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.

### **SEA Screening**

Certain types of planning documents are required to be subject to Strategic Environmental Assessment (SEA). This stems from EC Directive 2001/42/EC on the environmental assessment of certain plans and projects, transposed into UK law through the Environmental Assessment of Plans and Programmes Regulations 2004. SEA is the process by which environmental considerations are required to be fully integrated into the preparation of plans and programmes prior to their final adoption. SEA is a tool used internationally to improve the environmental performance of plans so that they can better contribute to sustainable development.

The Fylde Healthy Living SPD has been screened to determine if application of the SEA Directive is required. The purpose of this letter is to document the SEA Screening decision. This decision will be

<sup>1</sup> Fylde Local Plan to 2032, including accompanying documents, available to view online at: <https://new.fylde.gov.uk/adopted-local-plan-to-2032/> [Accessed May 2019]

<sup>2</sup> Fylde Healthy Living SPD Scoping, accessible online at: <https://new.fylde.gov.uk/guide-to-extending-your-home/> [Accessed May 2019]

Arcadis Consulting (UK) Limited is a private limited company registered in England & Wales (registered number 02212959). Registered Office at: Arcadis House, 34 York Way, London, N1 9AB, UK. Part of the Arcadis Group of Companies along with other entities in the UK.

consulted on for three weeks with, as a minimum, the three statutory bodies of Natural England, Historic England and the Environment Agency.

### Screening Method

**Figure 1** is sourced from 'A Practical Guide to the Strategic Environmental Assessment Directive' published by the Office of the Deputy Prime Minister in 2005<sup>3</sup>. It provides a flowchart guide to determining if a plan meets the criteria for requiring the application of SEA, as per the Directive.

SEA should be applied where a plan could result in significant effects on the environment. **Table 1** applies the various definitions, criteria and characteristics of 'significant effect' to establish if the Fylde Healthy Living SPD could potentially have an environmental effect which, according to the SEA Directive, could be classed as 'significant'.

### Screening decision

The screening has determined that the Healthy Living SPD does not meet the criteria for a plan that requires the application of SEA (**Figure 2**). The results presented in **Table 1** show that the SPD would also be unlikely to result in significant effects on the environment and that any effects would be positive. It is therefore concluded that SEA does not need to be applied to the SPD.

It should also be noted that the nature of the Healthy Living SPD, i.e. the provision of guidance and advice in order for development in Fylde to satisfy the requirements of policies in the adopted Local Plan to 2032, would be expected to only lead to positive effects on human health and population in Fylde and no adverse effects would be likely.

---

<sup>3</sup> Practical Guide to the SEA Directive, OPDM, 2005, available online at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/7657/practical\\_guidesea.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/7657/practical_guidesea.pdf) [Accessed May 2019]

Figure 1: SEA Screening Guide

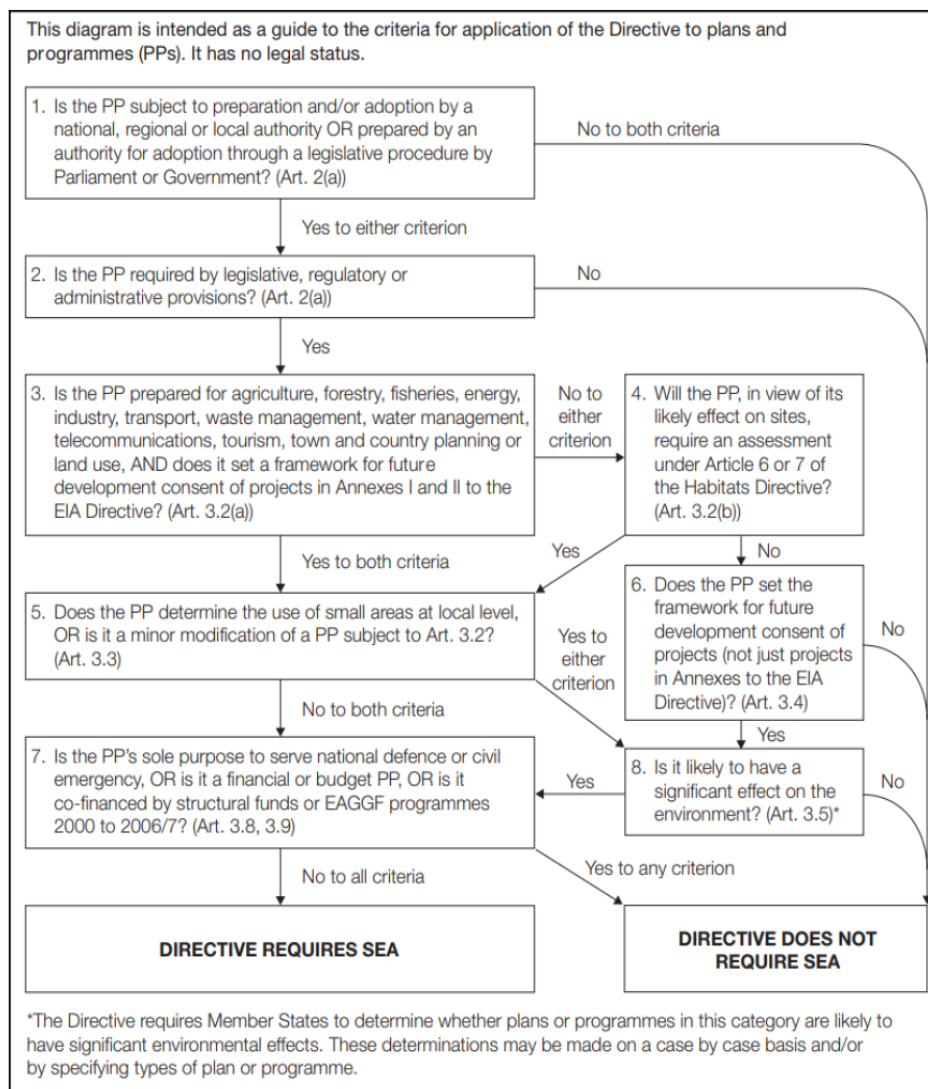
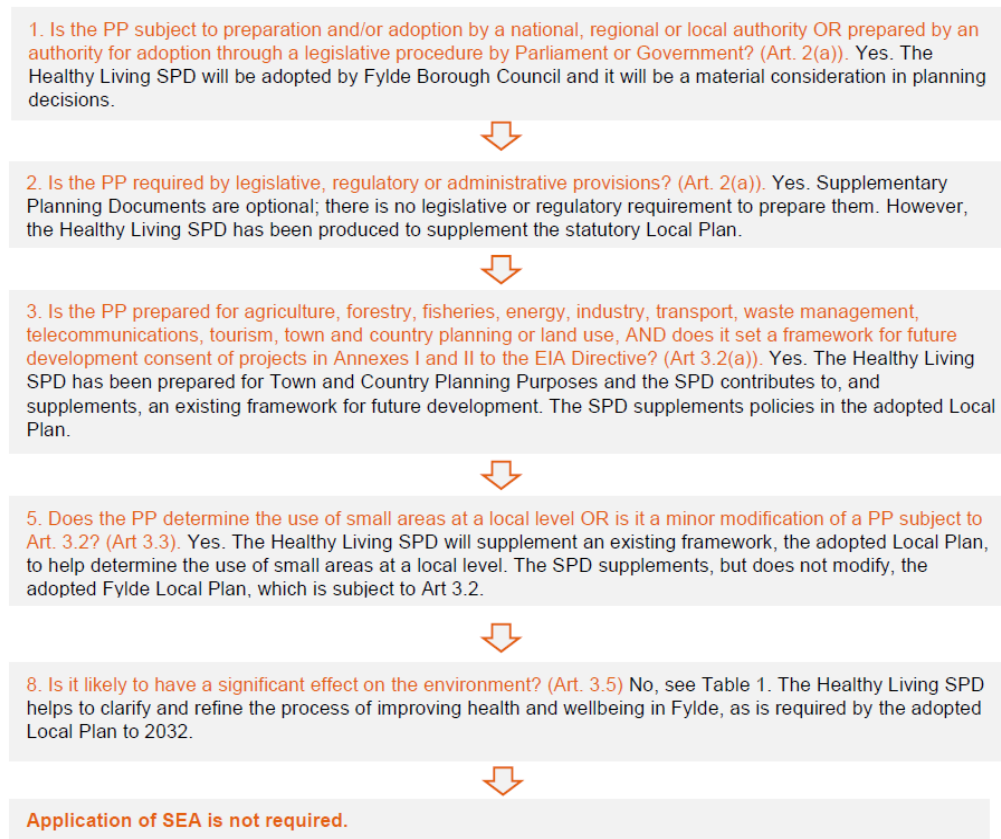


Figure 2: Applying the flowchart from Figure 1 to screen the Healthy Living SPD



*Table 1: Establishing whether the Fylde Healthy Living SPD could potentially have a likely significant effect (LSE) on the environment, in accordance with Annex II of the SEA Directive*

SEA Directive Criteria	Response	Is there an LSE?
<b>1. Characteristics of Plans and Programmes, having regard, in particular, to:</b>		
1a) The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.	The SPD contributes towards a framework for development. It provides additional guidance for existing policies within the adopted Local Plan to 2032 that have already been subject to SEA.	No.
1b) The degree to which the plan or programme influences other plans and programmes including those in a hierarchy.	The SPD is at the bottom of the planning hierarchy and will not influence documents above it.	No.
1c) The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development.	The requirement to have positive impacts on health and wellbeing is established in the Local Plan. The SPD contributes to sustainable development by providing further guidance on how to conform with this requirement.	No.
1d) Environmental problems relevant to the plan or programme.	Human health, population, material assets	No.
1e) The relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste management or water protection).	No relevance.	No.
<b>2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:</b>		
2a) The probability, duration, frequency and reversibility of the effects.  2b) The cumulative nature of the effects.  2c) The transboundary nature of the effects.  2d) The risks to human health or the environment (e.g. due to accidents).	The Healthy Living SPD provides further guidance for development to conform with the requirements of the Local Plan in terms of improving health and wellbeing. This is particularly related to Policies HW1 – Health and Wellbeing, HW2 – Community Facilities and HW 3 – Protection and Provision of Indoor and Outdoor Sports Facilities. The SPD would, itself, not be expected to result in significant effects. It would be expected to help ensure that the predicted significant positive effects of the adopted Local Plan to 2032 are delivered.	No.

### Planning hierarchy and avoiding duplication of assessment

This SPD is one of a number of SPDs that will be prepared in accordance with the Local Planning Regulations (SI 2012 No.767) and the National Planning Policy Framework 2019, 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 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. The Local Plan is the key planning policy document for Fylde and sets the overarching vision, objectives and spatial development strategy for the Borough.

The Local Plan to 2032 includes a comprehensive raft of requirements for development in Fylde to contribute towards improving the health and wellbeing of people and communities in the Borough. This is particularly evident in Policies HW1 – Health and Wellbeing, HW2 – Community Facilities and HW 3 – Protection and Provision of Indoor and Outdoor Sports Facilities.



Strategic Objective 5 of the adopted Local Plan is 'To develop socially cohesive, safe, diverse and healthy communities by: ... c. Protecting, increasing and enhancing open space, sport and recreation provision and the Green Infrastructure network throughout the Borough. d. Promoting good health and wellbeing by providing accessible high-quality open space, sport and recreation facilities in association with new developments. ... h. Facilitating access to community facilities, including health and social infrastructure and developing socially cohesive, diverse and healthy communities by investment in the existing and the provision of new formal indoor and outdoor sports facilities across the Borough.'

The Fylde Healthy Living SPD provides additional guidance and proposals on how development and proposals can and should accord with strategies and policies in the adopted Fylde Local Plan in order to help improve physical and mental health and wellbeing of people in Fylde. In particular, the guidance and proposals in the SPD are designed to help enable development and proposals to accord with Local Plan Policies HW1: Health and Wellbeing, HW2: Community Facilities and HW3: Protection and Provision of Indoor and Outdoor Sports Facilities.

The Local Plan to 2032, including its policies and objectives, was subject to an SEA process. During this process the likely environmental effects of each policy were identified and described. Recommendations were made for avoiding or mitigating adverse effects and enhancing positive effects. It is therefore considered that the contents of the Fylde Healthy Living SPD have already been subject to SEA. This reinforces the established point that SEA for the SPD is not required because, as per the SEA Directive, there is a need to avoid duplication of assessment.

SEA Directive Article 4(3):

*"Where plans and programmes form part of a hierarchy, Member States shall, with a view to avoiding duplication of the assessment, take into account the fact that the assessment will be carried out, in accordance with this Directive, at different levels of the hierarchy. For the purpose of, inter alia, avoiding duplication of assessment, Member States shall apply Article 5(2) and (3)."*

Regulation 12 of the 2004 SEA Regulations:

*"12. — Preparation of environmental report...*

*3) The report shall include such of the information referred to in Schedule 2 to these Regulations as may reasonably be required, taking account of—*

- (a) current knowledge and methods of assessment;*
- (b) the contents and level of detail in the plan or programme;*
- (c) the stage of the plan or programme in the decision-making process; and*
- (d) the extent to which certain matters are more appropriately assessed at different levels in that process in order to avoid duplication of the assessment."*

Shadwell Estates Ltd v Breckland DC [2013] EWHC 12: The claimant's challenge to an area action plan failed in part because the SA/SEA was not required to duplicate assessments prepared in relation to the higher tier core strategy with which the AAP had to conform: *"81. First, the sustainability appraisal was required to assess the likely significant effects on the environment of implementing the TAAP and reasonable alternatives. The Regulations make it clear that the information required is that which may "reasonably be required" taking account inter alia of the need "to avoid duplication of the assessment: EAPPR 2004, regulation 12(3)(d). The sustainability appraisal, strategic environmental assessment and Habitats Regulations assessment for the Core Strategy had not been challenged and were supported by Natural England and the RSPB. Those assessments led to the decision to adopt the orange and blue buffer zones in the designated areas. Shadwell's current position appears to be that the buffer zones should be altered either by including Kilverstone in the orange zone or by including it or part of it in the blue zone. But since the TAAP is required to conform to the Core Strategy, it is difficult to see how it would be possible to alter the buffer zones."*

### Summary

It is recommended that SEA is not applied to the Fylde Healthy Living SPD. This is because:

- a) The Fylde Healthy Living SPD would not result in a significant effect on the environment, as per Art 3.5 and Annex II of the SEA Directive; and
- b) The contents of the SPD have already been subject to SEA through the SEA of a higher-tier Plan and there is a need to avoid duplication of this assessment.

A response from the statutory bodies will be sought prior to the adoption of this screening decision.

### Future consultation

In addition to consultation on this screening decision, the statutory bodies will be consulted on the SPD itself, during which they will have the opportunity to provide recommendations.

### Joseph Evans

Environmental Consultant

Email: joseph.evans2@arcadis.com

Mobile: 07833 082 230

## Eddie Graves

---

**From:** Julie Glaister  
**Sent:** 02 July 2019 15:38  
**To:** Eddie Graves  
**Subject:** FW: Statutory consultation - Strategic Environmental Assessment Screening Decision  
**Attachments:** Fylde Health Living SPD\_SEA Screening Decision Letter\_3\_Final060619JE.pdf; Fylde Biodiversity SPD\_SEA Screening Decision Letter\_3\_Final050619JE.pdf; Draft Healthy Living Supplementary Planning Document.pdf; Fylde Biodiversity Supplementary Planning Document.pdf

As requested

---

**From:** Evans, Joseph (EMU) [mailto:Joseph.Evans2@arcadis.com]  
**Sent:** 10 June 2019 09:06  
**To:** consultations@naturalengland.org.uk; enquiries@environment-agency.gov.uk; northwest@HistoricEngland.org.uk; customers@HistoricEngland.org.uk  
**Cc:** Hourd, David <David.Hourd@arcadis.com>; Wynne, Caroline <caroline.wynne@arcadis.com>; Stephanie Shone <stephanie.shone@fylde.gov.uk>; Julie Glaister <julie.glaister@fylde.gov.uk>  
**Subject:** Statutory consultation - Strategic Environmental Assessment Screening Decision

Dear statutory consultees

Fylde Borough Council are preparing a Biodiversity Supplementary Planning Document (SPD) and a Health Living SPD to supplement their recently adopted Local Plan.

Arcadis were commissioned to screen the SPDs to determine if they meet the criteria for requiring the application of Strategic Environmental Assessment (SEA).

We have concluded that neither of the SPDs require SEA, as per the Directive.

Please find attached the draft Healthy Living SPD and Biodiversity SPDs as well as their accompanying SEA screening letters for consultation with yourselves on the SEA screening decision – the SEA screening consultation window typically runs for 3-weeks, as such we look forward to receiving your feedback by 01 July.

Please pass this email and the attached onto the relevant officer, or let me know if I should contact someone else directly.

Kind regards,  
Joseph

**Joseph Evans** BSc (Hons) MSc | Environmental Consultant | [joseph.evans2@arcadis.com](mailto:joseph.evans2@arcadis.com)  
**Arcadis** | Level 1 | 2 Glass Wharf | Temple Quay | Bristol BS2 0FR  
M. +44 (0) 7833 082 230  
[www.arcadis.com](http://www.arcadis.com)



Be green, leave it on the screen.

Arcadis Consulting (UK) Limited is a private limited company registered in England & Wales (registered number 02212959). Registered office at Arcadis House, 34 York Way, London, N1 9AB. Part of the Arcadis Group of Companies along with other entities in the UK.

Date: 24 June 2019  
Our ref: 258489



FAO Joseph Evans  
Arcadis (on behalf of Fylde BC)

joseph.evans2@arcadis.com

**BY EMAIL ONLY**

Customer Services  
Hornbeam House  
Crewe Business Park  
Electra Way  
Crewe  
Cheshire  
CW1 6GJ

T 0300 060 3900

Dear Joseph

**Fylde Draft Healthy Living Supplementary Planning Document  
Statutory consultation - Strategic Environmental Assessment Screening Decision**

Thank you for your consultation on the above dated and received by Natural England on 10 June 2019

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

We have reviewed the Fylde Draft Healthy Living SPD - SEA screening decision letter (dated 5 June 2019) and we agree with the conclusion that SEA is not applied to the Fylde Healthy Living SPD.

If you have any queries relating to the advice in this letter please contact me on 0208 225 7506.

Yours sincerely

Miss Elizabeth Knowles  
Lead Adviser  
Cheshire, Greater Manchester, Merseyside & Lancashire Area Team

---

**From:** NWNorthPlanning <CLPlanning@environment-agency.gov.uk>  
**Sent:** 12 June 2019 10:02  
**To:** Evans, Joseph (EMU) <Joseph.Evans2@arcadis.com>  
**Cc:** planningpolicy@fylde.gov.uk; CMBLNC Info Requests <Inforequests.cmbInc@environment-agency.gov.uk>; Enquiries, Unit <enquiries@environment-agency.gov.uk>  
**Subject:** RE: 190610/DM25 Statutory consultation - Strategic Environmental Assessment Screening Decision

1

---

Good morning Joseph,

Thank you for contacting is about the above.

It is the responsibility of the plan-maker to determine whether the requirements of the Strategic Environmental Assessment (SEA) directive apply to their plan. We are not a statutory consultee at this stage in the SEA process, but having regard to our remit we would agree with the conclusions of the screening decision letters and we have no additional comments to make.

Please note that, in January 2019, we responded to a consultation request from Fylde Borough Council on earlier draft versions of the SPDs referred to below.

Best regards,

Alex

**Alexander Hazel**  
**Planning Advisor | Sustainable Places – Cumbria and Lancashire**  
Email: [CLPlanning@environment-agency.gov.uk](mailto:CLPlanning@environment-agency.gov.uk) | Tel: 020 302 51215

**Environment Agency** | Lutra House, Dodd Way, Off Seedlee Road, Walton Summit, Bamber Bridge, Preston, PR5 8BX

*Working in partnership to enable sustainable growth and create better places for people and wildlife*

Follow us on Twitter @EnvAgencyNW  
Visit the website - <https://www.gov.uk/environment-agency>  
Visit our blog - <https://environmentagency.blog.gov.uk/>



Historic England

Joseph.evans2@arcadis.com

Our ref: PL00589950

Your ref:

Date: 18 June 2019

Dear Sir

**FYLDE LOCAL PLAN – HEALTHY LIVING SEA SCREENING OPINION**

Thank you for your email dated 10 June 2019 regarding the proposed Healthy Living SEA Screening Opinion for the Fylde Local Plan.

Historic England is the Government's statutory adviser on all matters relating to the historic environment in England. We are a non-departmental public body established under the National Heritage Act 1983 and sponsored by the Department for Culture, Media and Sport (DCMS). We champion and protect England's historic places, providing expert advice to local planning authorities, developers, owners and communities to help ensure our historic environment is properly understood, enjoyed and cared for.

Historic England has produced a document, which you might find helpful in providing guidance on the effective assessment of the historic environment in Strategic Environmental Assessments. This can be found at <https://www.historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/>.

In terms of our area of interest, we would concur with your assessment that the document is unlikely to result in any significant environmental effects and will simply provide additional guidance on existing policies which have already been subject to a Sustainability Appraisal. As a result, we would endorse the conclusions that it is not necessary to undertake a Strategic Environmental Assessment of the document.



Historic England, Suite 3.3, Canada House, 3 Chepstow Street, Manchester M1 5FW  
Telephone 0161 242 1416 [HistoricEngland.org.uk](http://HistoricEngland.org.uk)

Please note that Historic England operates an access to information policy.

Correspondence or information which you send us may therefore become publicly available.





If you have any queries about this matter or would like to discuss anything further, please do not hesitate to contact me.

Yours sincerely,

*E. Hrycan*

**Emily Hrycan**  
**Historic Environment Planning Adviser (North West)**  
Historic England  
Telephone: 0161 242 1423  
e-mail: [emily.hrycan@HistoricEngland.org.uk](mailto:emily.hrycan@HistoricEngland.org.uk)



Historic England, Suite 3.3, Canada House, 3 Chepstow Street, Manchester M1 5FW  
Telephone 0161 242 1416 [HistoricEngland.org.uk](http://HistoricEngland.org.uk)  
Please note that Historic England operates an access to information policy.  
Correspondence or information which you send us may therefore become publicly available.



## DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	PLANNING COMMITTEE	11 SEPTEMBER 2019	5
<b>FYLDE BIODIVERSITY SUPPLEMENTARY PLANNING DOCUMENT (SPD)</b>			

### PUBLIC ITEM

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

### SUMMARY

The Fylde Biodiversity Supplementary Planning Document (Appendix 1) is presented to members' for adoption. The Fylde Biodiversity SPD gives the Council support in its implementation of policies that seek to achieve 'net gain' in the biodiversity of the area. The Fylde Biodiversity SPD describes the Designated Sites and the Lancashire Ecological Network. It provides an overview of Fylde's Natural Assets and provides detailed guidance in relation to Biodiversity and the planning application process. Appendices 2-6 provide detailed guidance for applicants on local requirements for sites, habitats, networks and protected species. Ecological survey seasons and suggested content of ecological surveys are set out in detail, along with how to deal with ecological issues in the planning process.

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

A copy of the Screening Opinion carried out on the Draft Biodiversity SPD is also provided (Appendix 3) for members' information.

The Fylde Biodiversity Supplementary Planning Document is presented to members for adoption.

Once adopted this Biodiversity SPD will be afforded significant weight as a material consideration in determining planning applications.

### RECOMMENDATIONS

1. That the results of the Screening Opinion conducted on the Draft Fylde Biodiversity SPD are noted, as set out in Appendix 3.
2. That the responses of the Draft Fylde Biodiversity SPD consultation are noted, as set out in the Summary of Representations (Appendix 2).
3. The Fylde Biodiversity Supplementary Planning Document (Appendix 1) is adopted for development management purposes.

### SUMMARY OF PREVIOUS DECISIONS

27<sup>th</sup> February Planning Committee approved the Draft Fylde Biodiversity Supplementary Planning Document for consultation.

14<sup>th</sup> November Planning Committee approved the Biodiversity 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

- Supplementary Planning Documents (SPDs) are a way of providing further detail to the policies presented in Local Plans. They can be used to provide guidance for the requirements of Local Plan policies for specific situations or types of development, or on particular issues such as biodiversity. In this case, an SPD can provide greater detail and clarity than is provided in the Fylde Local Plan to 2032.
- The Biodiversity 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 Fylde Biodiversity SPD describes Fylde's Natural Assets and provides detailed guidance for applicants on Biodiversity and the planning application process.

## THE FYLDE BIODIVERSITY SPD

- Matters covered in the Fylde Biodiversity SPD document include:
  - Recent changes to the planning practice guidance and the expectation that development will achieve a net gain in Biodiversity.
  - An overview of Fylde's Natural Assets in particular the International and European designations.
  - Biodiversity and the planning application process.
  - The mitigation hierarchy of avoidance, mitigation and compensation. Examples of avoidance, mitigation and compensation for developments not subject to the Habitat Regulations and development which is subject to the Habitat Regulations are provided.
- The Biodiversity SPD was originally requested by Natural England in order to provide examples of mitigation and compensation for development subject to the Habitats Regulations. It is also considered necessary in order to provide detailed guidance for developers on the process to be followed from the very early stages of consideration of a planning application through to the application process and what may be required in relation to the mitigation hierarchy as part of the decision.

## PREVIOUS CONSULTATION

- The first stage of producing an SPD is to consult on the content of the SPD, termed a "scoping" consultation. The results of this consultation were set out in the Summary of Representations and presented to Planning Committee on the 27<sup>th</sup> of February 2019. Following this, and the completion of a screening opinion for Sustainability Appraisal and Habitats Regulation Assessment, which is included as Appendix 3, a public consultation was undertaken for 4 weeks from the 11<sup>th</sup> July to 8<sup>th</sup> August 2019. Eight responses were received from a variety of respondents, including Natural England, Lancashire Wildlife Trust, The Environment Agency and United Utilities. Three responses were 'no comment'. Appendix 2 summarises the responses, states the change the response was requesting and sets out what will be incorporated in the final Biodiversity SPD as a result of the response.
- Since the consultation closed there has been on-going dialogue with Natural England to ensure that the Biodiversity SPD reflects the latest policy guidance and legislative interpretation. Also the Planning Practice Guidance was revised in July 2019, again this has resulted in further necessary revisions.
- For a majority of the responses it has been possible to incorporate the correction or additional information into the Biodiversity SPD. Paragraph numbers have changed during the re-drafting therefore alterations are not necessarily in the paragraph quoted in the consultee's response.

## NEXT STEPS

8. Subject to approval by the Planning Committee it is proposed that the Fylde Biodiversity SPD will be adopted with effect from the 11<sup>th</sup> September 2019. It will then be afforded significant weight as a material planning consideration in the determination of planning applications.

IMPLICATIONS	
Finance	There are no financial implications arising directly from this report
Legal	The Biodiversity SPD will be adopted in accordance with Regulation 14 of The Town and Country Planning (Local Planning) (England) Regulations 2012.
Community Safety	None
Human Rights and Equalities	The Biodiversity SPD will not impact human rights and equalities
Sustainability and Environmental Impact	The Biodiversity SPD will improve sustainability and biodiversity of new development.
Health & Safety and Risk Management	None

LEAD AUTHOR	CONTACT DETAILS	DATE
Julie Glaister	Julie.glaister@fylde.gov.uk Tel: 01253 658687	11 September 2019

### Attached documents:

Appendix 1: Fylde Biodiversity Supplementary Planning Document (September 2019)

Appendix 2: Summary of Representations Received on the Draft Fylde Biodiversity Supplementary Planning Document

Appendix 3: The Screening Opinion carried out on the Fylde Biodiversity Supplementary Planning Document

BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
Fylde Draft Biodiversity SPD	11 <sup>th</sup> July	Council's website



# Fylde Biodiversity

## Supplementary Planning Document

September 2019

## Contents

<b>Consultation Information and How to Respond</b>	
1.0 Introduction	4 - 5
2.0 Legislative Framework	5 - 6
3.0 Planning Policy	6 - 8
4.0 Designated Sites	8
5.0 The Lancashire Ecological Network	9 - 11
6.0 Overview of Fylde's Natural Assets	11 - 13
7.0 Biodiversity and the Planning Application Process	13 - 32
8.0 Sustainability Appraisal and Habitats Regulations Assessment	32
9.0 Monitoring and Review	32
10.0 Status of the Document	33
11.0 Further Information	33
<b>Appendices</b>	
Appendix 1: Planning Policies from the Fylde Local Plan Publication version	34 – 37
Appendix 2: Local Requirements for Sites, Habitats and Networks	38 – 40
Appendix 3: Local Requirements for Protected Species	41 – 44
Appendix 4: Ecological Survey Seasons	45 – 46
Appendix 5: Suggested Content of Ecological Surveys	47 – 50
Appendix 6: Dealing with Ecological Issues in the Planning Process	51
Appendix 7: References	52 - 53
Appendix 8: Glossary	54 - 58



## **How to Use this Document**

The Fylde Biodiversity Supplementary Planning Document (SPD) is intended to provide supporting information and guidance on how to approach developments proposals in a way that will facilitate sustainable planning decisions to be made. This will contribute to the production of high quality, sustainable developments with a focus on aspects that will achieve a 'net gain' in biodiversity.

The structure of the Biodiversity SPD is set out in the table of contents, it is important that each section and the guidance in it is not read in isolation, the document should be read as a whole.

This document will be afforded significant weight as a material consideration in determining planning applications.

## **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 (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 as well as the wider nature recovery network.
- 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 for 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.
- **The Marine and Coastal Access Act 2009:** This covers Marine Conservation Areas and Marine Licensing.

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 National Planning Policy Framework (The Framework) 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. Also 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 a)-f)].
  - Plans should distinguish between the hierarchy of international, national and locally designated sites, allocate land 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 a) and b), 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 a) –d)] 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.
  - 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.
- 3.5 Natural England and the Forestry Commission have issued updated standing advice on ancient woodland, ancient and veteran trees. The final [updated standing advice](#) should be used in determining planning applications which might impact on ancient woodland, ancient and veteran trees. The advice has been amended to align with the revised National Planning Policy Framework, which has increased protection for these irreplaceable habitats; to give clearer guidance on taking account of the existing condition of ancient woodland in making planning decisions; and provide further guidance on mitigation measures, including the use of buffer zones.

#### **Planning Practice Guidance PPG (July 2019)**

- 3.6 The Planning Practice Guidance sets out the statutory basis for minimising impacts on biodiversity and providing net gains, it describes how Local Planning Authorities should plan for Biodiversity and Geodiversity and Ecosystems. It includes guidance on local ecological networks, the Nature Recovery Network, Local Wildlife Sites, Local Geological Sites, keeping information up to date, protected and priority species and ecosystems in planning. Planning applications, the mitigation hierarchy, net gain, plans and net gain, biodiversity net gain and its achievement, calculation of biodiversity net gain, wider environmental net gain and trees and woodland are also covered by the guidance.

## Local Policy

- 3.7 The Framework policy requirements are reflected in the adopted Fylde Local Plan to 2032 (the Local Plan).
- 3.8 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.
- 3.9 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.
- 3.10 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.
- 3.11 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.
- 3.12 It should be noted that environmental legislation is emerging, with an environment bill summer policy statement published in July 2019, the final version is expected to mandate Biodiversity Net Gain.

<https://www.gov.uk/government/publications/draft-environment-principles-and-governance-bill-2018/environment-bill-summer-policy-statement-july-2019>

## 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. This Biodiversity SPD was subject to screening for Sustainability Appraisal and Habitats Regulations Assessment, which confirmed that neither were needed.
  - 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.
- 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 were 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 at <https://online.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 which is 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 international designations 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 SPA is underpinned by the Ribble Estuary Site of Special Scientific Interest (SSSI). 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 SPA is part of a network of SPA 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, these are nationally designated sites under the Wildlife and Countryside Act and 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 There is also the protected marine environment, Marine Conservation Zones are nationally designated sites under the Marine and Coastal Access Act. The Fylde Marine Conservation Zone (designated 21/11/2013) is protected for its sub-tidal sands and mud and its designation was updated in 2016 in the light of new evidence. It lies just outside the Council's jurisdiction however, it is within the sphere of influence of development within the area. Two additional marine conservation zones were designated in June 2019. These are the Ribble Estuary MCZ and the Wyre-Lune MCZ which have both been designated to protect the migratory fish, European Smelt (*Osmerus eperlanus*). Fact sheets and designation orders for these sites are available at <https://www.gov.uk/government/collections/marine-conservation-zone-designations-in-england>.

- 6.3 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 the Local Nature Partnership (see Appendix 2). Finally, there are two Marine Conservation Zones (MCZs) which were designated in June 2019. These are the Ribble Estuary MCZ and the Wyre-Lune MCZ which have both been designated to protect the migratory fish, European smelt (*Osmerus eperlanus*). Factsheets and designation orders for these sites are available at <https://www.gov.uk/government/collections/marine-conservation-zone-designations-in-england>

- 6.4 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. 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.

6.5 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. 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 is 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)

<https://online.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. More detailed guidance on 'net gain' is included in the Planning Practice Guidance.

<https://www.gov.uk/guidance/natural-environment#biodiversity>

## **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 priority species and promote the preservation, restoration and recreation of priority habitats.
- 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 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 at

<https://new.fylde.gov.uk/adopted-local-plan-to-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**

- 7.9 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).

- 7.10 In conclusion, it is the competent authority's (Fylde Council) responsibility to produce the Habitats Regulations Assessment (HRA), however, it is the developer's 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.

- 7.11 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.

- 7.12 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. The Council uses the IRZ to assess planning applications. 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)

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

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

- 7.13 The Ecological Network (i.e. comprising the Grassland Network, the Wetland and Heath Network and the Woodland Network) can be viewed on the at

<https://online.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.

- 7.14 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 a 'net gain' to the functioning of the Network.

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

- 7.15 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 in 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.

7.16 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.

7.17 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 to 2032.

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

7.18 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?**

- 7.19 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.
- 7.20 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.
- 7.21 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.
- 7.22 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?**

- 7.23 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.

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

- 7.24 This section sets out what should be included in a survey and assessment. A survey should provide comprehensive information which will be 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.
- 7.25 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?**

- 7.26 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.
- 7.27 The survey should be informed by a search for appropriate ecological data from Lancashire Environment Record Network (LERN) and other sources.
- 7.28 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.
- 7.29 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 i.e. the 'net gain'. An ecological survey and assessment may form part of a wider Environmental Impact Assessment.

**Biological Heritage Sites BHS**

- 7.30 Biological Heritage Sites are designated sites. They were originally designated in the 1990s by the BHS Partnership 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.
- 7.31 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?**

- 7.32 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).
- 7.33 The survey should be informed by of a search for appropriate ecological data from Lancashire Environment Record Network (LERN) and other sources.
- 7.34 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.
- 7.35 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. The PPG contains guidance on how Biodiversity 'net gain' can be calculated by assessing habitat.
- 7.36 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**

- 7.37 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**

- 7.38 Paragraph 175a of the Framework sets out a mitigation hierarchy that should be followed when designing schemes and when determining planning applications under The Conservation of Habitats and Species Regulations 2017 (as amended) (the Habitat Regulations).
- 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;



- 7.39 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.
- 7.40 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. 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 (Development not subject to the Conservation of Habitats and Species Regulations 2017 (Habitats Regulations))**

- 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.
  - Development which allows for the retention and re-instatement of natural processes, particularly in relation to rivers. Allowing rivers to move and avoiding creation of in channel structures that disrupt sediment movement.

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

- Maintain an 8 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.

#### **Avoiding Harm (Development subject to the Habitats Regulations)**

- 7.42 The most significant environmental designation for Fylde Council is the Ribble and Alt 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 international designations 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.

- 7.43 At a strategic level the primary objective will always be to avoid harm to these areas so for example the Fylde Local Plan to 2032 did not allocate any development sites within or near to these protected sites. These sites are protected by their identification on the Policies Map. Paragraph 7.48 lists examples of mitigation measures which could be implemented where development has been permitted which does impact on these areas. There is also a need for development to allow for the retention and re-instatement of natural processes particularly in relation to coastal habitats, for example development that allows sufficient space for dune systems to move.

#### **Mitigating harm (Development not subject to the Habitats Regulations)**

- 7.44 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.
- 7.45 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.
- 7.46 Measures that could achieve suitable mitigation include, amongst others:
- Timing the development of sites to avoid the critical times for the relevant 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 swallows on site prior to the breeding season commencing, before demolishing or converting buildings that contain swallows. Swallows return each year to their nesting site. Loss of breeding sites is 'harm' to Swallows;
- 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.

7.47 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.

#### **Mitigating harm (Development subject to the Habitats Regulations)**

7.48 The two main issues in relation to these sites is direct effects of development e.g. disturbance and habitat loss including loss of supporting habitat otherwise known as functionally linked land. This is agricultural land that is used by protected species such as **bewick's and whooper swans and pink footed geese** for feeding, loafing and roosting and also impacts of increasing recreational disturbance as development takes place near to these sites. Recreational disturbance is the impact from people visiting coastal SPA sites or visiting functionally linked land and disturbing SPA species that may be feeding, loafing and roosting there. The result of that disturbance is detrimental to the SPA birds in a number of ways including, reduced intake of food and increasing energy expenditure. This can result in increased, indirect or direct mortality. 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=&IFCAAarea=>

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

- Construction works to take place outside of the relevant, sensitive bird period for that area.
- If construction works cannot avoid the relevant sensitive bird period then mitigation measures need to be included to avoid noise and visual disturbance for example by providing physical and acoustic screening and noise abatement.

- The disturbance will affect the bird's ability to feed so more rigorous cold weather restrictions on construction may apply<sup>1</sup>.
- Additional measures may include provision of a suitable bird feeding area on site or in the immediate locality.
- 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 birds (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.

7.50 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 within the development site to give residents an alternative recreation option.
- 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 of birds by dogs and predation 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 and information boards should be provided by the owners/managers to guests to raise awareness of the issues, and show alternatives. 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, will be assessed at the Appropriate

---

<sup>1</sup> JNCC Scheme to reduce disturbance to waterfowl during severe winter weather  
<http://archive.jncc.gov.uk/default.aspx?page=2894>

Assessment stage and may allow the conclusion of 'no adverse effect on the integrity of designated 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 adverse effect on the integrity of designated sites), makes the scheme unviable, it will not be possible to grant planning permission.
- 7.53 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. The Rangers have also established volunteer groups that carry out valuable conservation work on the dunes.

### Compensation

- 7.54 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.**

### Compensation (Development not subject to the Habitats Regulations)

- 7.55 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 an 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 for Development subject to the Habitats Regulations

- 7.56 It should be noted that there are two stages that come before 'Compensation' in the HRA process, alternative solutions and imperative reasons of public interest (IROPI). If there is an alternative solution that would have a lesser effect, or avoid an adverse effect, on the integrity of the site permission should not be granted. If there are no alternative solutions and a priority habitat or the species on the site might be adversely affected by the proposal, are there imperative reasons of overriding public interest sufficient to override the harm to the site? If the answer to the IROPI question is yes, permission may be granted subject to the First Secretary of State securing that any necessary compensatory measures are taken to ensure the overall coherence of Natura 2000 is protected.
- 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.
- 7.57 Examples of compensatory provision, for International and European Sites is most likely to consist of habitat creation outside the site boundary which will be incorporated into the designated site boundary in the future to ensure the coherence of the Natura 2000 network.
- 7.58 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. 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.**
- 7.59 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.
- 7.60 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.
- 7.61 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 (MMO) 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. With respect to the Marine Environment developments taking place below the mean high water mark need to have a marine license from the MMO. There is a desire that all Local Planning Authorities sign up to the coastal concordat by 2021.

<https://marinedevelopments.blog.gov.uk/2018/01/15/governments-25-year-environment-plan-ambitions-for-the-marine-area/>

<https://www.gov.uk/government/publications/a-coastal-concordat-for-england>

### **Enhancement of Development Sites (Net Gain)**

- 7.62 The Framework, Planning Practice Guidance and the Local Plan Biodiversity policy (policy ENV2) seek the enhancement of sites and a net gain in biodiversity. Biodiversity net gain complements and works with the biodiversity mitigation hierarchy set out in the NPPF. It does not override the protection for designated sites, protected or priority species and irreplaceable or priority habitats set out in the NPPF. Developers need to ensure that habitat improvement will be a genuine additional benefit and go further than measures already required to implement a mitigation/compensation strategy.
- 7.63 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.
- 7.64 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..
- 7.65 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
- 7.66 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 developments 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. Designing SuDs to deliver more than just surface water management is not difficult or costly but does depend on early consideration at the masterplanning or design stage and it is strongly recommended that appropriate ecological advice is sought to ensure a positive outcome for wildlife can be secured. SuDs designed with people and wildlife in mind from the very beginning will result in wildlife-rich space. It is also possible to retrofit SuDs to deliver wildlife and biodiversity benefits as well as the management of surface water. Sustainable drainage systems: Maximising the potential for people and wildlife (RSPB and WWT, 2012), provides good guidance on designing SuDs with wildlife benefits.

<https://www.rspb.org.uk/globalassets/downloads/documents/positions/planning/sustainable-drainage-systems.pdf>

- 7.67 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**

- 7.68 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**

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

#### **Listed Building Consents**

- 7.70 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**

- 7.71 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 storey side or rear extensions, loft conversions, front porches, outbuildings, solar panels and skylights.
- 7.72 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.
- 7.73 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**

- 7.74 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 the likelihood that the building to be demolished has potential to be used by bats and/or breeding birds.
- 7.75 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

- 7.76 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.
- 7.77 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**

- 7.78 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**

- 7.79 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**

- 7.80 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.

- 7.81 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>
- 7.82 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

- 7.83 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*
- Cotoneaster *Cotoneaster 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 rhamnoides*

- 7.84 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.
- 7.85 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.

### **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. In 2019 Fylde Bird Club recorded the location of screaming parties of Swifts within Fylde Borough. This information has been collated on the Fylde Bird Club database.
- 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 This Biodiversity SPD was screened in relation to the need for Sustainability Appraisal/Habitats Regulations Assessment and neither were necessary. The results of the screening were presented to Planning Committee when the SPD was adopted for development management purposes.



- 8.2 [Amendments](#) to the Conservation of Habitats & Species Regulations 2017 came into force on the 28<sup>th</sup> December 2018 in response to a recent judgment ([Case C-323/17 People Over Wind v Coillte Teoranta](#)) handed down by the Court of Justice of the European Union. The amended regulations allow neighbourhood plans and development orders in areas where there could be likely significant effects on a European protected habitat to be subject to an 'Appropriate Assessment' to demonstrate how impacts will be mitigated, in the same way as would happen for a draft Local Plan or planning application.

## 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 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 by emailing [planning@fylde.gov.uk](mailto:planning@fylde.gov.uk).

## **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 (SPA) Ribble and Alt Estuaries Ramsar site Liverpool Bay SPA Martin Mere SPA Marton Mere SPA
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

	<ul style="list-style-type: none"> <li>➤ River Ribble, Lower Tidal Section, Lea, Newton with Clifton, Freckleton, Penwortham, Hutton (Preston / South Ribble)</li> <li>➤ Savick Bridge, Lea, Preston</li> <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>	●									
Development affecting built structures: <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>	● ●									
Floodlighting of: <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) <sup>2</sup>										
Great Crested Newts			TERRESTRIAL							
			AQUATIC							
Otters										
Reptiles										
Water Voles										
White Clawed Crayfish										
Habitats/ Vegetation			WOODS							

<sup>2</sup> See Advice on Seasonality in the Ribble & Alt Estuaries SPA Conservation Advice Package - <https://designatedsites.naturalengland.org.uk/SiteSearch.aspx>

## Appendix 5: Suggested Content of Ecological Surveys

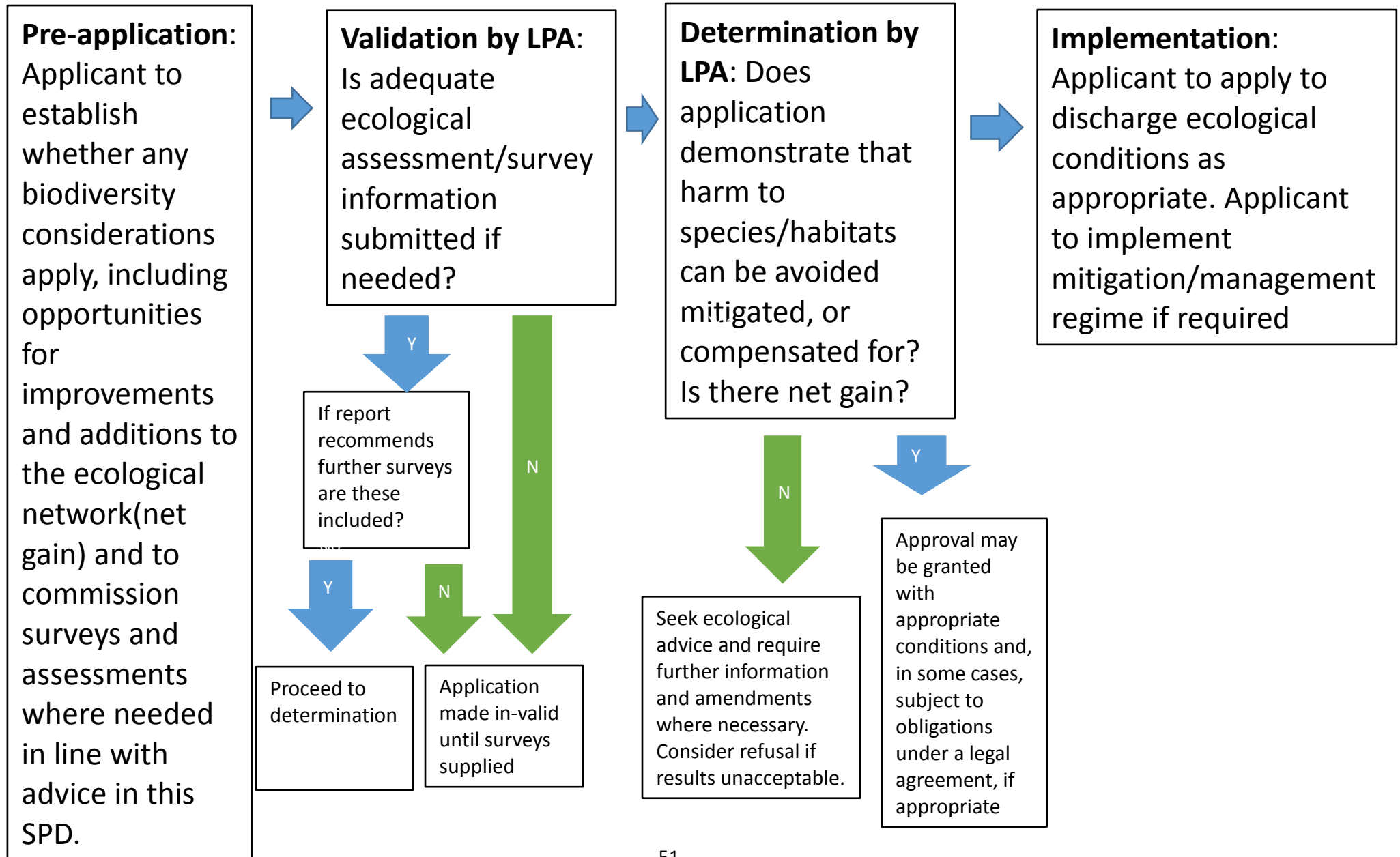
**Table 4: Suggested content of ecological surveys and assessments:**

<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/agsmario/">http://mario.lancashire.gov.uk/agsmario/</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 the Fylde Local Plan to 2032.</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 and The Planning Practice Guidance i.e. Net Gain</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)

Ancient Woodland, Ancient Trees and Veteran Trees: Protecting them from Development

<https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

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

<https://www6.fylde.gov.uk/council/planning-policy--local-plan-/neighbourhood-planning/>

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 and other information for designated sites <https://designatedsites.naturalengland.org.uk/SiteSearch.aspx>

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

<https://new.fylde.gov.uk/council/coastal-strategy/>

Fylde Local Plan to 2032

<https://new.fylde.gov.uk/adopted-local-plan-to-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)

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

Marine Environment

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

Marine Management Organisation

<https://www.gov.uk/government/organisations/marine-management-organisation>

National Planning Policy Framework and Planning Practice Guidance

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

North West Marine Plan

<https://www.gov.uk/government/collections/north-west-marine-plan>

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

<https://www6.fylde.gov.uk/council/planning-policy--local-plan-/neighbourhood-planning/>

Sand Dunes Management Action Plan

<https://online.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/comprehensivelistofevidence/>

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>

Sustainable drainage systems: Maximising the potential for people and wildlife (RSPB and WWT, 2012), provides good guidance on designing SuDS with wildlife benefits

<https://www.rspb.org.uk/globalassets/downloads/documents/positions/planning/sustainable-drainage-systems.pdf>

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
Avoidance	Can significant harm to wildlife species and habitats be avoided; for example by locating on an alternative site with less harmful impacts?
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 i.e. net gain.
Biodiversity Duty	A statutory duty on all public organisations to consider the impact of their decisions and actions on biodiversity.
Compensation	Where, despite mitigation, there would still be significant residual harm, as a last resort, can this be properly compensated for by measures to provide for an equivalent or greater value of biodiversity. Where a development cannot satisfy the requirements of the 'mitigation hierarchy' planning permission should be refused.
Designated Sites	Important sites for wildlife and geology. Designated sites can be Statutory or Non-statutory. Statutory sites are: <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> <li>• Marine Conservation Zones</li> </ul> Non-statutory sites are: <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 and achieving 'net gain'.
Ecological Network	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.

Term	Definition
	Maintaining and improving habitat connectivity is important in ensuring the long-term survival 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 in 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.
IROPI	Imperative Reasons of Overriding Public Interest
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.

Term	Definition
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 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) and Ramsar sites.
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.

Term	Definition
Net Gain	Net gain in planning describes an approach to development that leaves the natural environment in a measurably better state than it was beforehand. Net gain is an umbrella term for both biodiversity net gain and wider environmental net gain.
Planning Practice Guidance	National guidance on planning applications, the mitigation hierarchy, net gain, plans and net gain, biodiversity net gain, calculation of biodiversity net gain, wider environmental net gain and trees and woodlands.
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 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 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



Term	Definition
	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 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  
Draft Fylde Biodiversity Supplementary Planning Document  
Consultation between 11<sup>th</sup> July 2019 and 8<sup>th</sup> August 2019**

Consultee	Key text from representation	Changes sought	Council Response
General			
Cllr Noreen Griffiths	Having read the Draft Plan for Biodiversity and Healthy Living, it gives me confidence that protection for the natural world would be in place.	N/A	The Council welcomes the support for the document from Cllr Noreen Griffiths
Historic England	No comments to make	N/A	Response noted
Homes England	No comments to make	N/A	Response noted
Lancashire Wildlife Trust	There are a number of web links that are not working.	Check web links	The Council will check all web links are working in the final version of the Biodiversity SPD.
Introduction			
No comments made on this section.			
Legislative Framework			

Lancashire Wildlife Trust	Paragraph 3.0 it would be helpful to refer to the National Planning Policy Framework (NPPF) in full.	Write out NPPF in full.	This change will be made.
Lancashire Wildlife Trust	More generally, in the light of the Environment Bill ( <a href="https://www.gov.uk/government/publications/draft-environment-principles-and-governance-bill-2018/environment-bill-summer-policy-statement-july-2019">https://www.gov.uk/government/publications/draft-environment-principles-and-governance-bill-2018/environment-bill-summer-policy-statement-july-2019</a> ), I think that it would be helpful to be cognisant of the Bill's requirements and especially the expected requirement to mandate Biodiversity Net.	Include a reference to emerging legislation and the link supplied.	This change will be made
Environment Agency	MHCLG have published new biodiversity net gain planning practice guidance, the Council should review the guidance and update the SPD where necessary to ensure it is based on the most up-to date guidance.	Review the new PPG and ensure the Biodiversity SPD aligns with it and is up-to-date.	The Council will review the new PPG and make any necessary changes including the definitions of avoidance, mitigation, compensation and net gain in the glossary.
Designated Sites			
No comments made on this section			
The Lancashire Ecological Network			
Environment Agency	Paragraph 6.2 and 6.3 there should be more emphasis on the need for development to allow for the retention and re-instatement of natural processes, particularly in relation to rivers and coastal habitats. For example, development that provides sufficient space for rivers and dune systems to move, or that	More emphasis on the need for	This change will be made.

	avoids creation of in-channel structures that disrupts sediment movement.	development to allow for natural processes in relation to rivers and coasts.	
Overview of Fylde's Natural Assets			
Lancashire Wildlife Trust	There should be a separate marine paragraph for clarity. Fylde Offshore MCZ (designated 21/11/2013) is now known as just Fylde MCZ. It is designated for its sub-tidal sands and mud and its designation was updated in 2016 in the light of new evidence.	Separate marine paragraph, correct name and include reason for designation.	These changes will be made.
Biodiversity and the Planning Application Process			
United Utilities	<p>There is an opportunity to encourage the use of Sustainable Drainage Systems to create wildlife rich developments. Designing SuDS to deliver more than just surface water management is not difficult or costly but does depend on early consideration at the masterplanning or design stage and it is strongly recommended that appropriate ecological advice is sought to ensure a positive outcome for wildlife can be secured. SuDS designed with people and wildlife in mind from the very beginning can result in wildlife-rich green space.</p> <p>It is also possible to retrofit SuDS to deliver wildlife and biodiversity benefits and well as the management of surface water.</p> <p>The following document Sustainable drainage systems: Maximising the potential for people and wildlife (RSPB and WWT, 2012), provides good guidance on designing SuDS with wildlife benefits <a href="https://www.rspb.org.uk/globalassets/downloads/documents/positions/planning/sustainable-drainage-systems.pdf">https://www.rspb.org.uk/globalassets/downloads/documents/positions/planning/sustainable-drainage-systems.pdf</a>.</p>	The inclusion of additional text and reference to RSPB document.	<p>The additional text and reference to the RSPB document will be made.</p> <p>The link to the RSPB document will be included in the references section.</p>



Lancashire Wildlife Trust	7.29 It is the BHS Partnership <b>NOT</b> just LCC, that manages the BHS system	Make it clear that it is the BHS partnership not just LCC that manage the BHS system.	This change will be made.
Natural England	<p>The Mitigation Hierarchy (paragraphs 7.37 to 7.60) We consider that it might be clearer if these paragraphs were divided into two sections, one detailing the mitigation hierarchy for projects under the Habitats Regulations and one for projects which don't fall under the Habitats Regulations. If not the document needs to draw clearer distinctions between the different sections to indicate which sections relate to Habitat Regulations and which do not.</p> <p>Paragraph 7.43, bullet one 'Timing the development of sites to avoid the breeding seasons of species present;' perhaps should say '..... avoid the <i>critical times for the relevant species</i> present'.</p>	<p>The document needs to draw clearer distinctions between the different sections to indicate which sections relate to Habitat Regulations and which do not.</p> <p>Text amended to be less</p>	<p>The SPD will be amended so that the three sections on avoidance, mitigation and compensation will be divided into sub sections on development which does not fall under the Habitats Regulations and development which does fall under the Habitats Regulations, so</p>

	<p>Paragraph 7.45 the mitigation described here is an example of mitigation applied as part of the Habitats Regulations process and therefore should be included in the Habs Regs Mitigation section.</p> <p>Paragraph 7.48 Recreational disturbance needs more context here. Suggest adding text such as <i>‘recreational disturbance is the impact from people visiting coastal SPA sites or visiting functionally linked land and disturbing SPA species that may be feeding, loafing and roosting there. The result of that disturbance is detrimental to the SPA birds in a number of ways including, reduced intake of food and increased energy expenditure. This can result in increased, indirect or direct mortality’.</i></p> <p>Paragraph 7.49, bullet one ‘Construction to take place from April – September.’ This sentence needs to be altered as there are breeding features of Ribble and Alt Estuaries SPA which may be impacted by developments taking place over the summer months. Perhaps this could say <i>‘construction works to take place outside of the relevant, critical bird period for that area’.</i></p> <p>Paragraphs 7.51 and 7.52 Use of the wording ‘no likely significant effect’ is incorrect here. If an impact has been identified for which mitigation is required (which is what this section is talking about), the impact would have to be assessed at Appropriate Assessment stage, for which the conclusion is ‘no</p>	<p>specific about the breeding season.</p> <p>Move this example of mitigation to the section on development that falls under the Habitats Regulations.</p> <p>Add text about the consequences of recreational disturbance on SPA birds.</p> <p>Amend text to reflect the fact that there are breeding features that may be impacted over the summer months.</p>	<p>that comparisons can be made.</p> <p>This change will be made.</p> <p>This example will be moved to the correct section.</p> <p>This text will be added to paragraph 7.48.</p> <p>These changes will be made.</p>
--	---	---	--

	<p>adverse effect on the integrity of designated sites’.</p> <p>Compensation and the International and European Sites (starting at paragraph 7.54). There are two stages which come before ‘Compensation’ in the HRA process, alternative solutions and imperative reasons of overriding public interest (IROPI). These stages should be acknowledged in the Draft SPD.</p> <p>Paragraph 7.56 Both these examples (feeding resource for passage and wintering birds and the removal of shooting rights) are examples of mitigation not compensation. They should therefore be moved into the correct mitigation section. Compensation is most likely to consist of habitat creation outside the site boundary which will be incorporated into the designated site boundary in the future to ensure the coherence of the Natura 2000 network.</p>	<p>Amend text to include the words ‘no adverse effect on the integrity of designated sites’.</p> <p>Text to be inserted to explain that in the HRA process there are two stages that come before Compensation.</p> <p>Both of these examples to be moved from the compensation section to the mitigation section. Text to be inserted explaining that compensation is most likely</p>	<p>This change will be made.</p> <p>This change will be made.</p> <p>This change will be made.</p>
--	--	---	--

	<p>Page 55 Glossary of Terms The Special Area of Conservation explanation includes text about SPAs.</p>	<p>to consist of habitat creation outside the site boundary.</p> <p>Delete text about SPAs from the definition of the Special Area of Conservation.</p>	<p>This change will be made.</p>
Environment Agency	<p>In paragraph 7.41 of the draft SPD, one of the examples of avoiding harm refers to maintaining a 5 metre ecological buffer zone, which fits with our 8 metre easement. We would suggest that encouraging the adoption of an 8 metre ecological buffer zone rather than 5 metres would not only complement our byelaws but would have an increased benefit to wildlife and more chance of securing net gains for the environment.</p> <p>We welcome the inclusion of paragraphs 7.61 to 7.66 outlining the aspiration for enhancement of sites and net gain in Biodiversity. It may be worth specifying that interventions only qualify as enhancements once any negative impacts of the development have been mitigated for or otherwise compensated.</p>	<p>Amend the example of avoiding harm from 5 metres to 8 metres to fit in with the Environment Agency's 8</p>	<p>This change will be made.</p> <p>Clarification on enhancements will be included in line with the PPG.</p>

		metre easement.  Extra text to provide clarification on enhancements.	
Gladman Developments Limited	The adopted Local Plan Policy ENV1 only requires an 'appropriate depth' of landscape buffers whereas the SPD seeks to implement a requirement of a minimum 5m from watercourses. In addition, in the event of the loss of landscape features this policy seeks to reduce the impact to a minimum, or where loss is unavoidable, their like for like replacements will be expected to be provided and measures to be put in place to manage these new features. Whereas the approach taken in the SPD goes further than what is required by the Local Plan and requires applicants to put in place arrangements for funding, access, operation, maintenance and management of mitigation measures for the lifetime of the associated development to the satisfaction of the Borough Council.	The wording in the Biodiversity SPD should be changed to that in the Local Plan.	The SPD does not seek to implement a requirement of a minimum of 5m from watercourses. This text is provided in the SPD as an example of avoiding harm. The Environment Agency have suggested that this text should be amended to an 8 metre ecological buffer zone, which fits with their 8m easement (bye

			law). This text will be amended in line with this request from the Environment Agency. The purpose of the SPD is to provide more detailed guidance than that provided in the Local Plan. This text is in line with that found in other adopted supplementary planning documents and it also accords with the principle of 'net gain'.
Sustainability Appraisal and Habitats Regulations' Assessment			
No comments made on this section			
Monitoring and Review			

Environment Agency	It may also be beneficial for you to identify specific targets and key interventions within areas that could provide multiple benefits for biodiversity, as well as recreation and amenity, water quality and so on, to positively contribute to achieving the aims of the 25 Year Environment Plan.	Targets and interventions to be included.	The Performance Monitoring Framework of the Fylde Local Plan monitors the performance of ENV2. A summary of what it contains is included in Section 9 of the SPD, Monitoring and Review. The Council does undertake key interventions (e.g. the ranger service and volunteer groups) within certain areas e.g. the foreshore and sand dunes which do provide multiple benefits for
--------------------	--	---	--



			biodiversity, as well as recreation, amenity and water quality.
--	--	--	---

## **SEA Screening Consultation**

The Council requested a Screening Opinion as to whether Strategic Environmental Assessment would be required to meet the requirements of the SEA Directive. The screening was carried out by the consultants Arcadis. Arcadis' conclusion was that SEA is not applied to the SPD. This is because the SPD would not result in a significant effect on the environment, and because the contents of the SPD have already been subject to SEA through the SEA of a higher tier plan.

The results of the Screening Opinion are set out in the documents on the following pages. The consultants Arcadis sought the views on their conclusion from key statutory consultees, and the responses received are attached also.

Our ref: 10032268\_Fylde Biodiversity SPD SEA Screening  
Date: 05 June 2019

ARCADIS CONSULTING  
(UK) LIMITED  
Level 1  
2 Glass Wharf  
Temple Quay  
Bristol  
BS2 0FR  
Tel +44 (0)117 372 1200  
arcadis.com

### **Fylde Biodiversity SPD – SEA Screening Decision**

On 22 October 2018 Fylde Borough Council adopted the Fylde Local Plan to 2032. The Local Plan covers the whole of the Fylde Borough for the period 2011 – 2032. The Local Plan to 2032 and accompanying documents, including the accompanying Sustainability Appraisal (SA), Strategic Environmental Assessment (SEA) and Policies Map are available online<sup>1</sup>.

### **Supplementary Planning Document**

Fylde Borough Council has prepared the Fylde Biodiversity Supplementary Planning Document (SPD). The intention of the Biodiversity SPD is to provide further detail and guidance in relation to policies and proposals within the adopted Local Plan to 2032. It will be considered alongside policies in the Local Plan during planning related decision-making in order to help protect and enhance biodiversity in Fylde.

The current consultation draft of the SPD was prepared in February 2019. This followed a Biodiversity SPD Scoping Stage<sup>2</sup>, which was consulted on for six weeks from 22nd November 2018 to 5.00pm on the 3rd January 2019.

The Biodiversity SPD provides guidance for understanding 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, the SPD would be afforded significant weight as a material consideration in determining planning applications. The SPD is not a nature conservation strategy or an action plan for biodiversity.

### **SEA Screening**

Certain types of planning documents are required to be subject to Strategic Environmental Assessment (SEA). This stems from EC Directive 2001/42/EC on the environmental assessment of certain plans and projects, transposed into UK law through the Environmental Assessment of Plans and Programmes Regulations 2004. SEA is the process by which environmental considerations are required to be fully integrated into the preparation of plans and programmes prior to their final adoption. SEA is a tool used internationally to improve the environmental performance of plans so that they can better contribute to sustainable development.

The Fylde Biodiversity SPD has been screened to determine if application of the SEA Directive is required. The purpose of this letter is to document the SEA Screening decision. This decision will be

<sup>1</sup> Fylde Local Plan to 2032, including accompanying documents, available to view online at: <https://new.fylde.gov.uk/adopted-local-plan-to-2032/> [Accessed May 2019]

<sup>2</sup> Fylde Biodiversity SPD Scoping, accessible online at: <https://new.fylde.gov.uk/guide-to-extending-your-home/> [Accessed May 2019]

Arcadis Consulting (UK) Limited is a private limited company registered in England & Wales (registered number 02212959). Registered Office at: Arcadis House, 34 York Way, London, N1 9AB, UK. Part of the Arcadis Group of Companies along with other entities in the UK.

---

consulted on for three weeks with, as a minimum, the three statutory bodies of Natural England, Historic England and the Environment Agency.

### Screening Method

**Figure 1** is sourced from 'A Practical Guide to the Strategic Environmental Assessment Directive' published by the Office of the Deputy Prime Minister in 2005<sup>3</sup>. It provides a flowchart guide to determining if a plan meets the criteria for requiring the application of SEA, as per the Directive.

SEA should be applied where a plan could result in significant effects on the environment. **Table 1** applies the various definitions, criteria and characteristics of 'significant effect' to establish if the Fylde Biodiversity SPD could potentially have an environmental effect which, according to the SEA Directive, could be classed as 'significant'.

### Screening decision

The screening has determined that the Biodiversity SPD does not meet the criteria for a plan that requires the application of SEA (**Figure 2**). The results presented in **Table 1** show that the SPD would also be unlikely to result in significant effects. It is therefore concluded that SEA does not need to be applied to the SPD.

It should also be noted that the nature of the Biodiversity SPD, i.e. the provision of guidance and advice in order for development in Fylde to satisfy the requirements of policies in the adopted Local Plan to 2032, would be expected to only lead to positive effects on biodiversity, flora and fauna in Fylde and no adverse effects would be likely.

---

<sup>3</sup> Practical Guide to the SEA Directive, OPDM, 2005, available online at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/7657/practical\\_guidesea.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/7657/practical_guidesea.pdf) [Accessed May 2019]

Figure 1: SEA Screening Guide

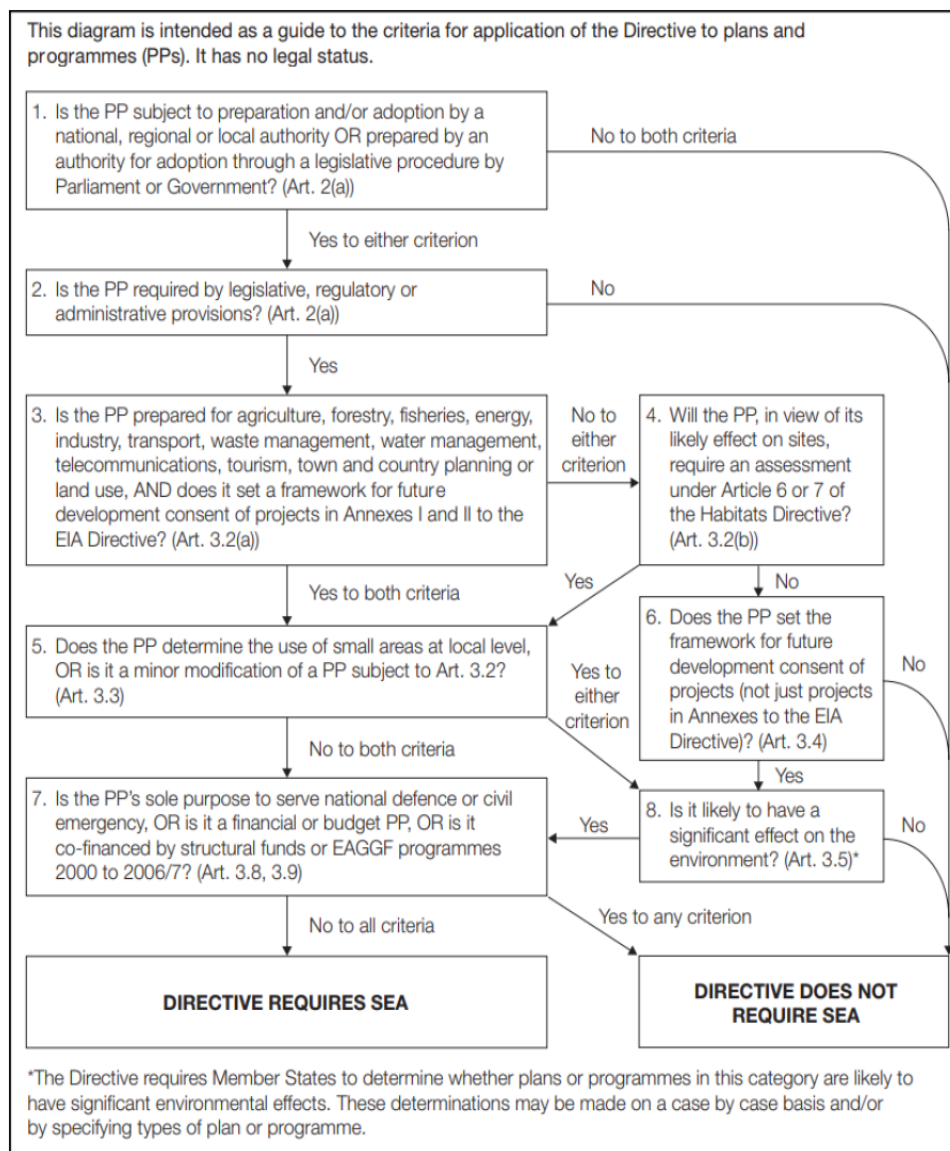


Figure 2: Applying the flowchart from Figure 1 to screen the Biodiversity SPD

1. Is the PP subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a)). Yes. The Biodiversity SPD will be adopted by Fylde Borough Council and it will be a material consideration in planning decisions.



2. Is the PP required by legislative, regulatory or administrative provisions? (Art. 2(a)). Yes. Supplementary Planning Documents are optional; there is no legislative or regulatory requirement to prepare them. However, the Biodiversity SPD has been produced to supplement the statutory Local Plan.



3. Is the PP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art 3.2(a)). Yes. The Biodiversity SPD has been prepared for Town and Country Planning Purposes and supplements an existing framework for future development. The SPD supplements policies in the adopted Fylde Local Plan.



5. Does the PP set or determine the use of small areas at a local level OR is it a minor modification to a PP subject to Art 3.2? (Art 3.3). Yes. The Biodiversity SPD will supplement an existing framework, the adopted Local Plan, to help determine the use of small areas at a local level. The SPD supplements, but does not modify, the adopted Fylde Local Plan, which is subject to Art 3.2.



8. Is it likely to have a significant effect on the environment? (Art. 3.5) No. The Biodiversity SPD helps to clarify and refine the process of protecting and enhancing biodiversity in Fylde, as is required by Policy ENV2. The SPD would not lead to significant environmental effects itself.



**Application of SEA is not required.**

*Table 1: Establishing whether the Fylde Biodiversity SPD could potentially have a likely significant effect (LSE) on the environment, in accordance with Annex II of the SEA Directive*

SEA Directive Criteria	Response	Is there an LSE?
<b>1. Characteristics of Plans and Programmes, having regard, in particular, to:</b>		
1a) The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.	The SPD supplements an existing framework. It provides additional guidance for existing policies within the adopted Local Plan to 2032 that have already been subject to SEA.	No.
1b) The degree to which the plan or programme influences other plans and programmes including those in a hierarchy.	The SPD is at the bottom of the planning hierarchy and will not influence documents above it.	No.
1c) The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development.	The requirements to protect & enhance biodiversity is established in the Local Plan. The SPD contributes to sustainable development by providing further guidance on how to conform with this requirement.	No.
1d) Environmental problems relevant to the plan or programme.	Biodiversity, wildlife, landscape, soils, water bodies, marine environment	No.
1e) The relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste management or water protection).	No relevance.	No.
<b>2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:</b>		
2a) The probability, duration, frequency and reversibility of the effects.	The Biodiversity SPD provides further guidance for Policy ENV2: Biodiversity. The guidance and advice provided in the SPD would be expected to clarify and refine the process of ensuring that future development in Fylde appropriately adopts avoidance, mitigation or compensation measures to help protect and enhance protected and designated species and habitats. The significant positive effects on biodiversity are the result of ENV2: Biodiversity, not the SPD.	No.
2b) The cumulative nature of the effects.		
2c) The transboundary nature of the effects.		
2d) The risks to human health or the environment (e.g. due to accidents).		

#### **Planning hierarchy and avoiding duplication of assessment**

This SPD is one of a number of SPDs that will be prepared in accordance with the Local Planning Regulations (SI 2012 No.767) and the National Planning Policy Framework 2019, 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 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. The Local Plan is the key planning policy document for Fylde and sets the overarching vision, objectives and spatial development strategy for the Borough.

The Local Plan to 2032 includes Policies ENV1: Landscape and ENV2: Biodiversity, which provide a comprehensive raft of requirements for development in Fylde to accord with in order to protect and enhance the Borough's biodiversity. The requirement to protect and enhance biodiversity is also a key element included within the wording or supporting text of a range of other policies in the Plan.



Strategic Objective 2 of the adopted Plan to 2032 is 'To maintain, improve and enhance the environment by: a. Protecting, restoring and enhancing the quality, character and distinctiveness of the biodiversity, landscape and countryside of Fylde; b. Expanding biodiversity resources, including improving habitat connectivity, particularly away from the coastal edge...'.

The Fylde Biodiversity SPD provides additional guidance and advice on how development in the Borough can conform with the Local Plan's requirements to protect and enhance biodiversity, and in particular the requirements set out in Local Plan Policies ENV1: Landscape, ENV2: Biodiversity, ENV3: Protecting Existing Open Space (Part of the Green Infrastructure Network) and ENV4: Provision of New Open Space: Part of the Green Infrastructure Network.

The Local Plan to 2032, including its policies and objectives, was subject to an SEA process. During this process the likely environmental effects of each policy were identified and described. Recommendations were made for avoiding or mitigating adverse effects and enhancing positive effects. It is therefore considered that the contents of the Fylde Biodiversity SPD have already been subject to SEA. This reinforces the established point that SEA for the SPD is not required because, as per the SEA Directive, there is a need to avoid duplication of assessment.

SEA Directive Article 4(3):

*"Where plans and programmes form part of a hierarchy, Member States shall, with a view to avoiding duplication of the assessment, take into account the fact that the assessment will be carried out, in accordance with this Directive, at different levels of the hierarchy. For the purpose of, inter alia, avoiding duplication of assessment, Member States shall apply Article 5(2) and (3)."*

Regulation 12 of the 2004 SEA Regulations:

*"12. — Preparation of environmental report...*

*3) The report shall include such of the information referred to in Schedule 2 to these Regulations as may reasonably be required, taking account of—*  
*(a) current knowledge and methods of assessment;*  
*(b) the contents and level of detail in the plan or programme;*  
*(c) the stage of the plan or programme in the decision-making process; and*  
*(d) the extent to which certain matters are more appropriately assessed at different levels in that process in order to avoid duplication of the assessment."*

Shadwell Estates Ltd v Breckland DC [2013] EWHC 12: The claimant's challenge to an area action plan failed in part because the SA/SEA was not required to duplicate assessments prepared in relation to the higher tier core strategy with which the AAP had to conform:

*"81. First, the sustainability appraisal was required to assess the likely significant effects on the environment of implementing the TAAP and reasonable alternatives. The Regulations make it clear that the information required is that which may "reasonably be required" taking account inter alia of the need "to avoid duplication of the assessment: EAPPR 2004, regulation 12(3)(d). The sustainability appraisal, strategic environmental assessment and Habitats Regulations assessment for the Core Strategy had not been challenged and were supported by Natural England and the RSPB. Those assessments led to the decision to adopt the orange and blue buffer zones in the designated areas. Shadwell's current position appears to be that the buffer zones should be altered either by including Kilverstone in the orange zone or by including it or part of it in the blue zone. But since the TAAP is required to conform to the Core Strategy, it is difficult to see how it would be possible to alter the buffer zones."*

### Summary

It is recommended that SEA is not applied to the Fylde Biodiversity SPD. This is because:

- a) The Fylde Biodiversity SPD would not result in a significant effect on the environment, as per Art 3.5 and Annex II of the SEA Directive; and
- b) The contents of the SPD have already been subject to SEA through the SEA of a higher-tier Plan and there is a need to avoid duplication of this assessment.

A response from the statutory bodies will be sought prior to the adoption of this screening decision.

### Future consultation

In addition to consultation on this screening decision, the statutory bodies will be consulted on the SPD itself, during which they will have the opportunity to provide recommendations.

### Joseph Evans

Environmental Consultant

Email: [joseph.evans2@arcadis.com](mailto:joseph.evans2@arcadis.com)

Mobile: 07833 082 230

## Eddie Graves

---

**From:** Julie Glaister  
**Sent:** 02 July 2019 15:38  
**To:** Eddie Graves  
**Subject:** FW: Statutory consultation - Strategic Environmental Assessment Screening Decision  
**Attachments:** Fylde Health Living SPD\_SEA Screening Decision Letter\_3\_Final060619JE.pdf; Fylde Biodiversity SPD\_SEA Screening Decision Letter\_3\_Final050619JE.pdf; Draft Healthy Living Supplementary Planning Document.pdf; Fylde Biodiversity Supplementary Planning Document.pdf

As requested

---

**From:** Evans, Joseph (EMU) [mailto:Joseph.Evans2@arcadis.com]  
**Sent:** 10 June 2019 09:06  
**To:** consultations@naturalengland.org.uk; enquiries@environment-agency.gov.uk; northwest@HistoricEngland.org.uk; customers@HistoricEngland.org.uk  
**Cc:** Hourd, David <David.Hourd@arcadis.com>; Wynne, Caroline <caroline.wynne@arcadis.com>; Stephanie Shone <stephanie.shone@fylde.gov.uk>; Julie Glaister <julie.glaister@fylde.gov.uk>  
**Subject:** Statutory consultation - Strategic Environmental Assessment Screening Decision

Dear statutory consultees

Fylde Borough Council are preparing a Biodiversity Supplementary Planning Document (SPD) and a Health Living SPD to supplement their recently adopted Local Plan.

Arcadis were commissioned to screen the SPDs to determine if they meet the criteria for requiring the application of Strategic Environmental Assessment (SEA).

We have concluded that neither of the SPDs require SEA, as per the Directive.

Please find attached the draft Healthy Living SPD and Biodiversity SPDs as well as their accompanying SEA screening letters for consultation with yourselves on the SEA screening decision – the SEA screening consultation window typically runs for 3-weeks, as such we look forward to receiving your feedback by 01 July.

Please pass this email and the attached onto the relevant officer, or let me know if I should contact someone else directly.

Kind regards,  
Joseph

**Joseph Evans** BSc (Hons) MSc | Environmental Consultant | [joseph.evans2@arcadis.com](mailto:joseph.evans2@arcadis.com)  
**Arcadis** | Level 1 | 2 Glass Wharf | Temple Quay | Bristol BS2 0FR  
M. +44 (0) 7833 082 230  
[www.arcadis.com](http://www.arcadis.com)



Be green, leave it on the screen.

Arcadis Consulting (UK) Limited is a private limited company registered in England & Wales (registered number 02212959). Registered office at Arcadis House, 34 York Way, London, N1 9AB. Part of the Arcadis Group of Companies along with other entities in the UK.

Date: 24 June 2019  
Our ref: 258486



FAO Joseph Evans  
Arcadis (on behalf of Fylde BC)

joseph.evans2@arcadis.com

**BY EMAIL ONLY**

Customer Services  
Hornbeam House  
Crewe Business Park  
Electra Way  
Crewe  
Cheshire  
CW1 6GJ

T 0300 060 3900

Dear Joseph

**Fylde Biodiversity Supplementary Planning Document  
Statutory consultation - Strategic Environmental Assessment Screening Decision**

Thank you for your consultation on the above dated and received by Natural England on 10 June 2019

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

We have reviewed the Fylde Biodiversity SPD - SEA screening decision letter (dated 5 June 2019) and we agree with the conclusion that SEA is not applied to the Fylde Biodiversity SPD.

We would be happy to comment on the Fylde Biodiversity SPD itself, once it is available for statutory consultation or we can provide comments earlier via our [Discretionary Advice Service](#).

If you have any queries relating to the advice in this letter please contact me on 0208 225 7506.

Yours sincerely

Miss Elizabeth Knowles  
Lead Adviser  
Cheshire, Greater Manchester, Merseyside & Lancashire Area Team

---

**From:** NWNorthPlanning <CLPlanning@environment-agency.gov.uk>  
**Sent:** 12 June 2019 10:02  
**To:** Evans, Joseph (EMU) <Joseph.Evans2@arcadis.com>  
**Cc:** planningpolicy@fylde.gov.uk; CMBLNC Info Requests <Inforequests.cmbInc@environment-agency.gov.uk>; Enquiries, Unit <enquiries@environment-agency.gov.uk>  
**Subject:** RE: 190610/DM25 Statutory consultation - Strategic Environmental Assessment Screening Decision

1

---

Good morning Joseph,

Thank you for contacting us about the above.

It is the responsibility of the plan-maker to determine whether the requirements of the Strategic Environmental Assessment (SEA) directive apply to their plan. We are not a statutory consultee at this stage in the SEA process, but having regard to our remit we would agree with the conclusions of the screening decision letters and we have no additional comments to make.

Please note that, in January 2019, we responded to a consultation request from Fylde Borough Council on earlier draft versions of the SPDs referred to below.

Best regards,

Alex

**Alexander Hazel**  
**Planning Advisor | Sustainable Places – Cumbria and Lancashire**  
Email: [CLPlanning@environment-agency.gov.uk](mailto:CLPlanning@environment-agency.gov.uk) | Tel: 020 302 51215

**Environment Agency** | Lutra House, Dodd Way, Off Seedlee Road, Walton Summit, Bamber Bridge, Preston, PR5 8BX

*Working in partnership to enable sustainable growth and create better places for people and wildlife*

Follow us on Twitter @EnvAgencyNW  
Visit the website - <https://www.gov.uk/environment-agency>  
Visit our blog - <https://environmentagency.blog.gov.uk/>



Historic England

Joseph.evans2@arcadis.com

Our ref: PL00589952

Your ref:

Date: 18 June 2019

Dear Sir

### **FYLDE LOCAL PLAN – BIODIVERSITY SEA SCREENING OPINION**

Thank you for your email dated 10 June 2019 regarding the proposed Biodiversity SEA Screening Opinion for the Fylde Local Plan.

Historic England is the Government's statutory adviser on all matters relating to the historic environment in England. We are a non-departmental public body established under the National Heritage Act 1983 and sponsored by the Department for Culture, Media and Sport (DCMS). We champion and protect England's historic places, providing expert advice to local planning authorities, developers, owners and communities to help ensure our historic environment is properly understood, enjoyed and cared for.

Historic England has produced a document, which you might find helpful in providing guidance on the effective assessment of the historic environment in Strategic Environmental Assessments. This can be found at <https://www.historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/>.

In terms of our area of interest, we would concur with your assessment that the document is unlikely to result in any significant environmental effects and will simply provide additional guidance on existing policies which have already been subject to a Sustainability Appraisal. As a result, we would endorse the conclusions that it is not necessary to undertake a Strategic Environmental Assessment of the document.



Historic England, Suite 3.3, Canada House, 3 Chepstow Street, Manchester M1 5FW  
Telephone 0161 242 1416 [HistoricEngland.org.uk](http://HistoricEngland.org.uk)

Please note that Historic England operates an access to information policy.  
Correspondence or information which you send us may therefore become publicly available.



## DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	PLANNING COMMITTEE	11 SEPTEMBER 2019	6
<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 consultation on this draft document. The Affordable Housing SPD gives the Council support in its implementation of Policy H4 of the Local Plan, by requiring pre-application engagement with affordable housing Registered Providers by applicants, 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.

If members agree, this draft SPD will be subject to sustainability appraisal screening, then published for consultation. A final version will be presented to members prior to adoption.

### RECOMMENDATIONS

1. That the Draft Affordable Housing Supplementary Planning Document (Appendix 1) be approved for public consultation.

### SUMMARY OF PREVIOUS DECISIONS

27<sup>th</sup> February 2019 Planning Committee noted the results of the consultation into the Affordable Housing SPD (Scoping) and approved the Draft Affordable Housing SPD for further work and Sustainability Appraisal prior to being issued for public consultation.

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

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 provide guidance 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 and for how long those restrictions should be applied when letting;
  - To prevent affordable housing within developments being of poor quality, segregated, poorly designed, poorly located or not provided;
  - To provide guidance 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 tenures and sizes, including some larger units; and
  - To promote innovative affordable housing products.

### **Previous consultation**

3. The results of the Scoping consultation were presented to members in February 2019. The Draft SPD was amended to incorporate necessary changes, and these were explained previously.

### **The Draft SPD**

4. Further amendments to the draft SPD have been made since February to refine significant matters within the document. Principal amongst these are:
  - The inclusion of templates for two types of Affordable Housing Statement, one for outline applications and the other for full or reserved matters applications. The latter requires a significant degree of detail to be provided by the applicant as part of the planning application process, rather than being left until after permission has been granted;
  - In relation to Discounted Market Sales Housing, the level of discount which the Council will require to be applied, which will vary between settlements. The supporting evidence for the varied discounts is included in Appendix 4 of the document, and is based on the affordability of dwellings in the settlements concerned;
  - A means of calculating off-site contributions in cases where the Council considers these are appropriate;
  - Requirements for the phasing of affordable housing delivery to be specified by developers.
5. The report to the 27<sup>th</sup> February Planning Committee gave a description of the full document which is not repeated here.
6. 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**

7. A Sustainability Appraisal Screening will be carried out. The draft SPD will then be put out for consultation; members will have a further opportunity to consider the SPD in the light of any comments received as a result of the consultation exercise, prior to final adoption.

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	22/8/2019

BACKGROUND PAPERS		
Name of document	Date	Where available for inspection

Attached documents:

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



# Draft Fylde Affordable Housing

## Supplementary Planning Document

August 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	13
4. The Amount of Affordable Housing Required	18
5. Pre-application Engagement	21
6. The Affordable Housing Statement	23
7. Size, Type, Design and Distribution of Affordable Housing	25
8. Off-site Contributions	30
9. Management Arrangements	32
10. Viability appraisal	36
11. Legal agreements and undertakings	38
12. Decision-taking, implementation and monitoring	39
13. Glossary	40
14. References and further sources of information	42

## Appendices

1. List of Affordable Housing Registered Providers Active Within Fylde	43
2. Affordable Housing Statement Template: Outline Applications	44
3. Affordable Housing Statement Template: Full/Reserved Matters Applications	46
4. Discount Applicable for Discount Market Sales Housing	53
5. Calculation of Contributions Required for Off-Site Affordable Housing	57

## **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 of homes for lower income groups is poor. The lower-quartile affordability ratio is very high at 6.67, meaning that the lower-quartile property ranked by price costs 6.67 times the lower-quartile 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 2018/19 the Council has enabled 232 units (186 affordable rented, 14 discount market sale and 32 shared ownership).
- 1.6 There are currently thirteen registered providers of affordable housing with stock in Fylde: Community Gateway, ForViva, Great Places Housing Group, Heylo Housing, Jigsaw Homes Group / Adactus, Legal & General Affordable Homes, Manchester and District Housing Association, Muir Group Housing Association, Progress Housing Group, Places for People, Sage Housing, Step Forward Homes and YMCA Housing.
- 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 provides the principal development plan policy requirements regarding affordable housing. It 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. The full text of the policy is reproduced below for ease of reference:

#### Policy H4

##### Affordable Housing

##### On-site provision of affordable housing

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.

- a. For residential developments within or in close proximity to the Key Service Centres and Local Service Centres (i.e. the urban areas), the provision of affordable housing will be to meet the requirements identified for borough wide needs.
- b. For residential developments within rural areas, the provision of affordable housing will be primarily to meet the requirements identified for the closest **Tier 1 Larger Rural Settlements**: i.e. Newton, Staining and Wrea Green or **Tier 2 Smaller Rural Settlements**: i.e. Clifton, Elswick, Singleton and Weeton. If, having regard to an agreed assessment, the level of identified local need is less than the equivalent of 30% of the homes proposed, the balance of the provision will be delivered for borough wide needs.

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 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.

#### **Tenure**

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.

#### **Size and Type**

Schemes of sheltered/extra care housing for social rent/affordable rent to the elderly may be provided to meet affordable housing requirements, in conjunction with a Registered Social Landlord. Such schemes should meet the requirements of 100% specialist accommodation for the elderly in policy **H2**.

Affordable housing provided for social rent or affordable rent should be 1, 2 or 3-bedroom homes. Starter homes should normally be 1 and 2-bedroom homes. The size and type of affordable housing on an individual scheme should be determined with reference to the SHMA or subsequent housing needs assessments undertaken by or on behalf of the Council. Affordable housing should meet the requirements of the National Technical Standards and policy **GD7** of this plan.

#### **Viability**

The Council will take account of viability when assessing individual schemes. If a level of affordable housing lower than that set out above is proposed for a specific scheme, the Council will expect 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. The Council may seek to independently verify such information, with any costs associated with the verification met by the applicant, before approving a scheme with lower levels of affordable housing than that specified above.

- 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) and its subsequent update the National Planning Policy Framework (2019) (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 2019 Framework states that due weight should be given to Local Plan policies dependent on their consistency with the 2019 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 (2019).
- 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 In addition to the Local Plan, the Council's Housing Services section produces the Fylde Council Affordable Housing Policy document. This document 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 (February 2019) (the Framework) was published on 19<sup>th</sup> February 2019. It supersedes the previous versions of the Framework. The 2019 Framework contains only minor updates from the Framework of 24<sup>th</sup> July 2018, which was a full revision of the earlier 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.
- 2.15 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).
- 2.16 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.
- 2.17 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.
- 2.18 Annex 2 of the Framework is the Glossary, and this provides the Government's definition of affordable housing. This is significantly altered from the 2012 Framework. The definition is considered further elsewhere in this document.

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

- 2.19 Planning Practice Guidance (PPG) is produced by government in support of the policy provided in the Framework. Much of the content has been updated in 2019 to reflect the 2019 Framework.

### **Housing Needs of Different Groups**

- 2.20 Addressing the Needs for Different Types of Housing, Paragraph: 001 Reference ID: 67-001-20190722, 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 because 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 overall need established.

### **Housing and Economic Needs Assessment PPG**

- 2.21 Affordable Housing, Paragraph: 018 Reference ID: 2a-018-20190220 to Paragraph: 024 Reference ID: 2a-024-20190220, states 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**

- 2.22 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**

- 2.23 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.
- 2.24 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**

- 2.25 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.
- 2.26 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.



### 3. Tenures of Affordable Housing for Fylde

- 3.1 Affordable housing is defined in the Framework, within Annex 2 (Glossary). The Framework (2018 and 2019) 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 including 15 or more affordable 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 should be discussed with the Council in advance of the submission of the planning application, considered below in Chapters 5 and 6.

#### **Affordable Rent**

- 3.7 Affordable rent provides a tenure of affordable housing that attempts to ensure that those on low incomes can be housed satisfactorily. Rental levels (including service charges) are restricted to a maximum of 80% of the market rents that the individual properties would achieve. Further details are set out in the Capital Funding Guide produced by Homes England (2019). Eligibility is restricted (see Chapter 9).
- 3.8 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.
- 3.9 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.
- 3.10 Housing for affordable rent must be retained as affordable rent in perpetuity, unless sold under right-to-buy legislation. The Affordable Housing Statement (see Chapter 6) will need to confirm these restrictions, as well as those relating to the allocation of the properties, and these will be tied to any planning permission through condition or Section 106 agreement.

#### **Shared Ownership**

- 3.11 Shared ownership provides an alternative to other forms of low-cost home ownership products that is well-established and tested. It allows for a higher level of discount on the

market price than discounted market sales housing providing that sufficient subsidy is available at the outset.

- 3.12 Shared ownership requires the involvement of a Registered Provider. The occupier will purchase a percentage of the equity, which may be as low as 25% or as high as 80%. The remainder of the property is owned by the Registered Provider, and the occupier must pay rent on that share of the property. Shared ownership allows the occupier to increase their share of the property that they own by purchasing tranches of the remaining share from the Registered Provider (sometimes known as “staircasing”), each time reducing the residual amount on which rent is payable. The occupier may purchase the entire remaining share so as to own the property outright at open market value. Restrictions may be applied to give first refusal on any subsequent sale of the property to the Registered Provider.
- 3.13 Provisions are necessary to ensure that any discount (which is the element of equity held by the Registered Provider at the outset) is recycled for further affordable housing provision.

### **Discounted Market Sales Housing**

- 3.14 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.
- 3.15 Discounted market sales housing offers a route to outright home ownership: the purchaser acquires 100% of the equity in the property and with it all of the responsibility for repair and maintenance costs. The need for routes to affordable home ownership reflect the high affordability ratio in the borough: the high cost of house purchase in relation to incomes, which has left people in affordable housing need as they are unable to raise sufficient finance to make a house purchase within the borough on the open market.
- 3.16 Discounted market sales housing therefore meets an affordable housing need for those people who aspire to home ownership but are unable to access market housing for purchase (although they may be able to access private rented housing).
- 3.17 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. This means that the level of discount must be sufficient to make the homes affordable to the target group of those in affordable housing need.
- 3.18 The Council uses the lower quartile workplace based earnings, and the lower quartile house prices, to make its assessment of the appropriate level of discount. The earnings (2018, the latest figure available) for the lower quartile worker in Fylde were £21,445. The Council uses a multiple of 1.5 incomes per household, to reflect the fact that such households reflect a spectrum of circumstances. Using a standard mortgage multiple of 3, and allowing for a 10% deposit, this means that householders earning the lower quartile Fylde worker’s income could raise £107,225 towards the cost of a home purchase.

- 3.19 The lower quartile house price in Fylde is £143,000 (the latest available price paid data, year to September 2018). As such those earning at around the lower quartile level, which will often be the younger cohorts of the working population, are some way distant from affording even those homes in Fylde at the cheaper end of the market, without intervention.
- 3.20 However, there is a high degree of variation in house prices in the borough. In seeking to assist potential home buyers in affordable housing need, the discount will need to be appropriate in relation to the prevailing prices in the local market and the open market value of the affordable dwelling. For instance, the lower quartile house price in Elswick and Little Eccleston is £160,500 and in Lytham is £185,791 but those in St Anne's and Kirkham/Wesham is around £130,000. The discount applicable for the different areas of the borough has therefore been pitched to make the dwellings as affordable as possible whilst remaining viable for the developer as part of the affordable housing mix.
- 3.21 The level of discount to the open market value that will be applied to discounted market sales housing is shown in the table below:

<b>Settlement(s)</b>	<b>Amount of discount</b>
St Annes	20
Kirkham and Wesham	20
Whitehills	20
Warton and Freckleton	25
Clifton and Newton	25
Elswick, Singleton, Weeton and Staining	40
Lytham	40
Wrea Green	40

The data underpinning these required levels is set out for information in Appendix 4.

- 3.22 The open market value of the dwellings should be established. This should be through the mean of valuations by two RICS-accredited property surveyors working for different companies/partnerships, and should then be verified by the Council. The appropriate level of discount shall then be applied to the open market value, to give the discounted market sale price.
- 3.23 Discounted market sales 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. Controls on eligibility are essential to ensure that the homes provide for those in affordable housing need, and in accordance with the Council's allocation policy.

- 3.24 Once purchased, a discounted market sale property is the absolute property of the purchaser, but restrictions are put in place so that on resale, the property may not be sold for more than the open market value minus the same discount that was applied initially, and that the subsequent purchaser will also be eligible for affordable housing, in accordance with the Council's allocation policy. The developer must provide information to the purchaser so that the restrictions are clearly understood, notwithstanding any legal enquiry that the purchaser may also carry out.

**Innovative Affordable Housing Tenures**

- 3.25 Innovative affordable housing tenures will be developed where there is the opportunity and where it is in accordance with the objectives of the Council's Housing Strategy and Affordable Housing Policy.
- 3.26 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 Where an application site is for a smaller part of a larger site, the affordable housing requirement will be assessed on the basis of the context of the larger site. The reference to market housing schemes in Policy H4 of the Local Plan will be taken to encompass the whole site. Therefore, attempts to circumvent the requirement by the division of the site into two or more smaller sites will result in the imposition of the requirement in accordance with the proportion of housing units proposed across the whole allocated site. The tests used to establish whether this applies would include where a site shares its access with other sites, where it is in the same land ownership, or where there are common areas of infrastructure.
- 4.5 The Framework (2018 and 2019) paragraph 64 requires that where major development involving the provision of housing is proposed, 10% of the homes should be for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups. This will be incorporated within the overall requirement, unless the Council determines that the qualification in paragraph 64 applies.
- 4.6 In respect of changes of use, the same requirements will apply except as considered below.
- 4.7 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 Chapter 8.

### Exceptions to the Requirement

- 4.8 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.

- 4.9 Policy H2 states that where a development provides 100% specialist accommodation for the elderly, affordable housing will not be sought. The criteria that must be satisfied to demonstrate that a development is considered by the Council to be 100% specialist accommodation for the elderly, are set out in Local Plan Policy H2.
- 4.10 Affordable housing will not be sought on development sites (including conversions) for between 1 and 9 homes, except where larger sites have been sub-divided in order to attempt to circumvent the requirements.

#### **Legal Agreement**

- 4.11 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, including type, tenure, registered provider and management arrangements etc. should be contained within the Affordable Housing Statement, with a clause within the legal agreement securing this by reference to the agreed Affordable Housing Statement. See also Chapter 11 of this document.

#### **Reduced Proportion on Viability Grounds**

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

#### **Effect of Vacant Building Credit**

- 4.13 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.
- 4.14 Where a building has been vacated in order to allow the development of a permitted scheme, the Council will not recognise such a building as providing entitlement to vacant building credit.
- 4.15 Developers will be expected to provide evidence in support for any claim for vacant building credit. The evidence will need to demonstrate:
- The floorspace of the vacant building;
  - That the building is vacant: it will not be considered to be vacant if the building or part of the building has been in continuous use for any six months during the last three years up to the date that the application is submitted. The building must be entirely vacant: the credit is a vacant building credit rather than a vacant floorspace credit;
  - That the building concerned is a permanent building which has a previous use;
  - That the building has not been abandoned: evidence will be required that the building has been marketed in a genuine attempt to bring it back into use;



- That the building has not been vacated for the purpose of conversion: that the vacation of the premises has been a result of the decision of the tenant, rather than the landlord.

#### **Phasing of Delivery**

- 4.16 The Council will expect affordable housing to be constructed concurrently with the market housing on the development site. In order to ensure timely delivery, the Council will require the phasing of affordable housing delivery to be detailed on the Affordable Housing Statement, where the application is for full or reserved matters permission. This will be in the form of a requirement for the transfer of a certain number of units of affordable housing to the appointed Registered Provider in advance of the occupation of a certain number of market dwellings. Generally, at least half of the affordable homes should be transferred before half of the market housing is occupied, with the remaining half transferred before the occupation of 75% of the market homes.
- 4.17 Developers should consider how the phasing requirements will affect their site, and provide details on the Affordable Housing Statement having regard to their order of construction for the homes on the site, to ensure that their proposals for the phasing of affordable housing are achievable when the planning application is determined.

## **5. Pre-application Engagement**

- 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 advantageous 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.

- 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.

## 6. The Affordable Housing Statement

- 6.1 . It is expected 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 any 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.
- 6.2 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 (see also chapter 3);
  - Number of dwellings and number of affordable dwellings within the development (see also chapter 4; where off-site provision is proposed see chapter 8);
  - Tenure including mix of tenures where appropriate (see also chapter 3);
- 6.3 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; (see also chapter 3)
  - Number of dwellings and number of affordable dwellings within the development (see also chapter 4; where off-site provision is proposed see chapter 8);
  - Tenure including mix of tenures where appropriate (see also chapter 3);
  - Affordable dwelling size (see also chapter 7);
  - Distribution of affordable housing within the development (see also chapter 7);
  - Timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing (see also chapter 4);
  - Management arrangements for the completed affordable dwellings (see also chapter 9);
  - Allocation arrangements (see also chapter 9);
  - Provision for the recycling of subsidy in the event of the exercise of right-to-buy, purchase of the remaining share of shared ownership or the resale of discounted property (see also chapter 9).
- 6.4 Templates that should be used to produce an Affordable Housing Statement are provided as Appendices 2 and 3.

### Revision of the Affordable Housing Statement

- 6.5 It may be necessary, during the course of consideration of an application, for amendments to be made to certain details of the Affordable Housing Statement, in order that the requirements of the Council are satisfied. These might reflect, for instance, revisions to the mix of affordable homes on the scheme, the overall number of homes or the mixture of tenures; alternatively revisions may be required where certain necessary details are missing on the initial submission. In such cases the Council will require the submission of an amended Affordable Housing Statement, clearly identified by date.

### The Role of the Affordable Housing Statement

- 6.6 The version of the Affordable Housing Statement that is agreed by the Council will form part of any planning permission granted, through a clause in the Section 106 agreement or through a planning condition. The applicant or successor in title to the land in the event that permission is implemented will be tied to all of the details set out in the Affordable Housing Statement, including the tenure and allocation arrangements of individual dwellings, the overall number of affordable dwellings provided, management arrangements and appointed Registered Provider etc. The Affordable Housing Statement therefore is the device through which the Council will ensure that affordable housing is provided through the development in accordance with the Council's policies.
- 6.7 It is envisaged that there will be circumstances when the practicalities of the development and delivery of affordable housing on larger sites indicates that revisions to an agreed Affordable Housing Statement are requested. These will be considered through an appropriate formal application to the council and will only be accepted where the proposed change is supported by evidence and continues to comply with the relevant Policy.

## **7. Size, Type, Design and Distribution of Affordable Housing**

- 7.1 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.
- 7.2 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.
- 7.3 Applicants will need to engage with the Council and a Registered Provider, to ensure that the proposed affordable homes will meet the identified need.
- 7.4 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**

- 7.5 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, whilst also reflecting the overall mix of housing on the site.
- 7.6 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.
- 7.7 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.
- 7.8 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. In addition, Homes England will not provide grant funding for affordable homes below certain sizes, the limit being set at 85% of the minimum gross internal floor areas in the Nationally Described Space Standard.
- 7.9 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.

- 7.10 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>
1	Up to 2	49
2	Up to 4	70
3	Up to 5	83

- 7.11 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”).
- 7.12 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

- 7.13 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.
- 7.14 Local Plan Policy GD7 provides the starting point for considerations of design. Most elements of the policy are directly relevant but in particular the following criteria are of note, in that they will need to be applied equally to the affordable housing as to other parts of the site:
- *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.*
  - *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*
  - *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*
  - *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.*

- *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.*

- 7.15 The Good Design SPD will provide a design process that should be used by applicants when designing a scheme, and provide guidance on how the context of the site should shape the overall and detailed form of developments.
- 7.16 As the majority of new affordable housing will be within larger development sites, the context for the design of the affordable housing on the site will be the overall design principles adopted for the site. These will in turn be required to reflect the wider context of the site within the immediate surroundings and the settlement as a whole.
- 7.17 Developments should be “tenure-blind”, i.e. affordable housing should be not appear distinctive from the market homes found on the same site. The design features and materials should be consistent. Sometimes, the different size of the affordable homes from the surrounding dwellings is notable. In such cases, dwellings might be distinctively smaller but they should not be distinctively affordable. The affordable dwellings should result in a similar (high) standard of visual appearance for the part of the development concerned, compared to the remainder of the site.
- 7.18 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, prominent metal railings or other excessive hard landscaping to define boundaries at the front, where use of hedging plants or other soft landscaping would be more appropriate.

- 7.19 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.
- 7.20 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

**Small dwellings disguised as large dwellings:** identification of dwellings as affordable on the basis of their size can be avoided by utilising similar designs as the larger properties on the site, varying the orientation of the front entrance doors or use of a single entrance door to a number of flats that otherwise appears to be a single house.

**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**

- 7.21 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.
- 7.22 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).
- 7.23 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.

#### **Affordable Specialist Accommodation for the Elderly**

- 7.24 Local Plan Policy H4 allows for affordable housing requirements to be met in full or part by the provision of sheltered or extra care housing, providing that it is provided for social rent or affordable rent and therefore meets the definition of affordable housing. Such schemes

must fulfil the requirement of Policy H2 for specialist accommodation for the elderly, that the accommodation is built in compliance with optional technical standard M4(3(2a)), which means that the accommodation is wheelchair-adaptable. The specific design requirements relating to the standard are contained within the Building Regulations Approved Document Part M.

- 7.25 Affordable Specialist Accommodation for the Elderly should have regard to Lancashire County Council's Care and Support Strategy, which outlines the type of accommodation considered suitable. LCC are the revenue funding provider for this type of accommodation as they are typically placing the tenants and may be paying some or all of the rental for certain types of such accommodation.
- 7.26 Local plan Policy H2 carries requirements where a proposal is for 100% accommodation for the elderly, and these apply equally when the accommodation is to be affordable. The design criteria are as follows:
- *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.*

## 8. Off-Site Contributions

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

- 8.1 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”*

- 8.2 Where an applicant proposes that affordable housing provision should be off-site, this will need to be the subject of discussion with the Council prior to the submission of the application. Only where the Council has 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

- 8.3 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”*

- 8.4 For clarification, the use of 43% as the off-site calculation rather than 30% is a straightforward mathematical relationship. Where a site has 100 dwellings, if the affordable housing is to be on-site as normal, the result will be 30 affordable and 70 market homes. A site of 100 dwellings where the affordable housing is off-site will result in 43 affordable and 100 market homes. The proportions of the total are the same:  $30/100 = 43/143 = 30\%$ .
- 8.5 The contributions are based on value, and will therefore 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.
- 8.6 Appendix 5 sets out the detailed method to be used in calculating these contribution and provides a template. The contributions will phased in a front-loaded manner as with the provision of actual affordable dwellings.
- 8.7 Off-Site contributions can also be made through the provision of actual affordable dwellings on other sites in the borough. Where this is proposed there will need to be a mechanism to tie the delivery of those properties to the delivery of the ‘parent’ scheme, for the off-site affordable housing to meet all other affordable housing and general policy requirements, and that the level of provision comply with the requirement of Policy H4 to deliver off-site affordable housing contributions at 43% of the total on-site development.

## **Securing off-site contributions**

- 8.8 Where off-site provision has been agreed by the Council, the payment of the commuted sum will need to be secured through a S106 legal agreement with the Council prior to the grant of planning permission. Section 10 of this document provides further guidance.

## **Provision of Affordable Housing Using Off-Site Contributions**

- 8.9 The Council has adopted a strategic approach to the use of future S106 funds to deliver affordable housing. The Council has invited Registered Providers to come forward with expressions of interest for funding to support schemes they are developing. These expressions of interest will be assessed and taken before the Environment, Health and Housing Committee to determine if the scheme meets the priorities for the funding.
- 8.10 Registered Providers will need to evidence they already have affordable housing stock within Fylde and that local management arrangements are in place. It is preferred that Registered Providers are registered as a partner in the Choice Based Letting (CBL) Scheme MyHomeChoiceFyldeCoast. If Providers current stock levels are not sufficient to formally become a partner with the scheme, that they have an allocation arrangement in place for affordable homes developed in Fylde with a partner of the (CBL) scheme.
- 8.11 Each scheme will be assessed under the following five criteria:
- Brownfield site – any previously developed land that is not currently in use, whether contaminated or not;
  - Local regeneration to an area – to support environmental, economic and social well-being of an area, and the sustainability of local communities;
  - Value for money – consideration of match funding available from other sources that will enable the development, for example Homes England funding and private finance raised by the Registered Provider.
  - Tenure to be Social or Affordable rent – Affordable and social rented housing is let by private registered providers of social housing to households that are eligible for social rented housing. Affordable rent is not more than 80% of the local market rent (including services charges, where applicable). Guideline target rents are determined through the national rent regime for social rented housing that are agreed by the local authority and Homes England.
  - Evidence of a need for affordable housing provision – The proposed scheme should take into account levels of housing need for development as determined by the Strategic Housing Market Assessment and Local Plan to 2032. In addition details of households registered for re-housing through MyHomeChoiceFyldeCoast will be considered to establish if the proposed size of units and location will meet housing need within Fylde.

## 9. Management arrangements

### Allocation

- 9.1 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.
- 9.2 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 Affordable Housing Statement secured through the S106 agreement or Unilateral Undertaking, or through a planning condition. Ensuring that such controls are sufficient is vital.
- 9.3 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 affordable housing statement and secured by the S106 agreement or planning condition.
- 9.4 Affordable housing, of whichever tenure, should only be allocated to those with a maximum of £30,000 in savings and a maximum household income of £60,000. This is in accordance with the criteria used by MyHomeChoiceFyldeCoast for eligibility to bid. These limits will be subject to review in line with the criteria used by MyHomeChoiceFyldeCoast and any specified in national policy.

### Local connection test

- 9.5 All affordable units are to be rented or sold to people with a local connection as set out in Consistent Assessment Policy operated by MyHomeChoiceFyldeCoast, the choice-based lettings scheme. This will mean that homes will be allocated 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 continuously 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 continuously 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.
- 9.6 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 or planning condition, 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**

- 9.7 People who wish to express an interest in taking up affordable housing in Fylde, register their interest through the MyHomeChoiceFyldeCoast service, the 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.
- 9.8 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 Affordable Housing Statement, tied to the planning condition, Section 106 Agreement or Unilateral Undertaking, which will require the agreement of the Registered Provider as well as the Council and applicant.

### **Shared Ownership**

- 9.9 Under the Shared Ownership Affordable Housing Programme (SOAHP) 2016-21 operated by the Homes England no shared ownership properties funded under this scheme can be subject to local occupancy restrictions. The properties must be occupied as the main or only home by the purchaser.
- 9.10 Initial and future sales of shared ownership homes will be marketed and sold to customers whose eligibility is determined with regard to local incomes and local house prices, in accordance with the Shared Ownership and Affordable Homes Programme in force at the time of the application. The Council would expect that applicants will normally meet the local connection criteria as apply to other types of affordable housing.

### **Discounted Market Sale**

- 9.11 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 continuously 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 continuously 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

9.12 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**

9.13 Whichever tenure is adopted, it will be necessary to ensure that the allocation policy is specified within the Affordable Housing Statement and secured through either Legal Agreement or planning condition.

### **Retention as Affordable in Perpetuity**

9.14 The Council will require that affordable housing is retained as affordable in perpetuity, or where staircasing up to full ownership takes place that the subsidy previously applied is recycled for further use for the provision of affordable housing.

9.15 Provisions, within either the legal agreement or by the Affordable Housing Statement secured by legal agreement or planning condition, will be required to state explicitly how this will be achieved.

9.16 In the case of affordable rented housing, where a home is purchased under right-to-buy legislation, the home will previously have been wholly (or partially) owned by the Registered Provider. The requirement for the Registered Provider to reinvest the proceeds for the further provision of affordable housing may be subject to legislative provision.

9.17 There will be a requirement that any affordable rented housing that becomes available for re-letting, shall be relet and not sold on the open market. Reletting shall be in accordance with the Council's allocation policy to those in affordable housing need.

9.18 In the case of discounted market sales housing, there will be the requirement for any future sale of the property to remain at a discounted price in perpetuity. This will be set at the same percentage of open market value as the original sale price. Open market value will be determined by assessment by two valuations undertaken by RICS-accredited valuers who are not connected to the vendor, with the average taken. When the property is offered for sale, there will be a requirement for the property to be offered in accordance with the Council's allocation policy. Owners will be required to complete and submit to the Council a form produced by the Council's Housing section in the first instance.

9.19 In the case of shared ownership homes, the occupier may purchase additional proportions of the equity from that acquired in the first instance, to "staircase" to a higher proportion of



ownership, including up to 100%. Where additional shares are purchased, this payment is made to the owner of the previously rented share, which will be a Registered Provider, and is a repayment of the subsidy originally provided as grant. Recycling of this funding to provide for further affordable housing in Fylde will be required, secured through the Affordable Housing Statement.

### **Service Charges**

- 9.20 The scope of any service charges to be imposed on occupiers must be expressly set out within the Affordable Housing Statement. Matters might include maintenance of the building, provision and maintenance of landscaping/gardens and other communal areas, security matters etc. The proposed level of charges should be declared in the Affordable Housing Statement and should not increase each year by more than the annual Consumer Price Index (CPI) published by the Government.

## 10. Viability Appraisal

- 10.1 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.
- 10.2 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.
- 10.3 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.
- 10.4 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.
- 10.5 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.”*
- 10.6 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.
- 10.7 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 most.

### Contents of the Viability Appraisal

- 10.8 The PPG prescribes the inputs to any viability appraisal.
- 10.9 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, but is not currently available. 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.

- 10.10 Any Viability Assessment submitted with a planning application should be based on and refer back to the viability assessment that informed the Local Plan; the applicant should provide evidence of what has changed since then.
- 10.11 The Viability Assessment that informed the Local Plan was produced by Keppie Massie. It is in two main parts. The principal assessment was conducted in support of the Revised Preferred Option Local Plan, with an update provided in support of the Publication Version Local Plan. Both documents are available on the Council's website<sup>1</sup>.
- 10.12 The Local Plan's Viability Assessments utilise a residual valuation approach as the appraisal methodology, in accordance with the Royal Institution of Chartered Surveyors guidance note Financial Viability in Planning. Further details are provided in Section 3 of the main Viability Assessment<sup>2</sup> document. The Viability Assessment and update are based on an assessment of a range of site typologies reflecting on the mix of sites within the Local Plan, with a range of densities, housing types, locations and on greenfield/brownfield land. Site specific assessments were made for three sites.
- 10.13 Any Viability Assessment submitted with a planning application will therefore need to clearly relate the site concerned to the appropriate typologies within the viability assessment and provide justification for the reasons why changes have resulted in the original assessment or assumptions no longer being considered appropriate.

### **Reassessment of Schemes**

- 10.14 Frequently, developers request revisions to schemes after initial approval, to alter the type or reduce the amount of affordable housing provided within the scheme.
- 10.15 The PPG stresses that, since the allocation of any site has been subject to Examination, where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. Therefore, the need for viability assessment should be exceptional.
- 10.16 There are some circumstances where a reassessment after an initial permission might be appropriate. These include, as referred to in PPG, where a recession or significant economic changes have occurred since the plan was brought into force. Other circumstances could be where the applicant has evidence of significant unforeseen costs, the initial affordable housing tenure proves to be unviable or difficult to deliver.
- 10.17 Where an assessment of viability is proposed by a developer, when one was not provided previously with the application, the same requirements will apply to a developer in producing an assessment of viability as would be required when submitted initially with an application.

---

<sup>1</sup>

<https://www6.fylde.gov.uk/assets/legacy/getasset?id=fAA3ADcANQA0AHwAfABUAHIAdQBIAHwAfAAwAHwA0> and <https://online.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/comprehensivelistofevidence/> (items ED016 a-e)

<sup>2</sup>

<https://online.fylde.gov.uk/assets/legacy/getasset?id=fAA3ADcAngA5AHwAfABUAHIAdQBIAHwAfAAwAHwA0>

## 11. Legal agreements and undertakings

- 11.1 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 a legal agreement.
- 11.2 It is necessary to ensure, 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 impose planning conditions to secure affordable housing delivery: usually this will be only in the most straightforward of cases.
- 11.3 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 the landowner to enter into a Section 106 legal agreement, or submit a Unilateral Undertaking committing to obligations under Section 106, to ensure a commitment to deliver affordable housing linked to the grant of planning permission.
- 11.4 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 landowner will be liable for the fees to pay the costs incurred by the Council's legal department whether or not planning permission is granted. The Council's legal department will only commence work on the legal agreement once formally instructed by the Council's Planning Section, which in turn will require the agreement of the landowner or applicant to pay the fees incurred.
- 11.5 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: <https://new.fylde.gov.uk/resident/planning/section-106-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.
- 11.6 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.
- 11.7 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.
- 11.8 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.
- 11.9 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.

## **12. Decision-taking, implementation and monitoring**

- 12.1 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.
- 12.2 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.
- 12.3 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.
- 12.4 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.
- 12.5 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.
- 12.6 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.

## 13. Glossary

- 13.1 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 (2019)): 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 (2019)): 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 (2019)): 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 (2019)): 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 (2019)): 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 also called a planning obligation with a landowner 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 (2019)): 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 landowner 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>

Homes England Capital Funding Guide <https://www.gov.uk/guidance/capital-funding-guide/4-housing-for-rent>

Ratio of house price to workplace-based earnings (lower quartile and median), 1997 to 2018, Office for National

Statistics <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian>

House Price Statistics for Small Areas (HPSSAs) HPSSA Dataset 48: Lower quartile price paid for residential properties by LSOA, Office for National

Statistics <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/lowerquartilepricepaidbylowerlayersuperoutputareahpssadataset48>

Lower Layer Super Output Area (2011) to Ward (2017) Lookup in England and Wales, Office for National

Statistics [http://geoportal.statistics.gov.uk/datasets/500d4283cbe54e3fa7f358399ba3783e\\_0](http://geoportal.statistics.gov.uk/datasets/500d4283cbe54e3fa7f358399ba3783e_0)

Housing with Care and Support Strategy 2018-2025, Lancashire County

Council <http://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=1&cad=rja&uact=8&ved=2ahUKEwjP-6K2->

[I7kAhVvRBUIHdqPCRUFjAAegQIBBAC&url=http%3A%2F%2Fwww.lancashire.gov.uk%2Fdocuments%2F138807%2FAppendix%2520A.pdf&usg=AOvVaw2xzDRBR12CW0rqyaHNucku](http://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=1&cad=rja&uact=8&ved=2ahUKEwjP-6K2-I7kAhVvRBUIHdqPCRUFjAAegQIBBAC&url=http%3A%2F%2Fwww.lancashire.gov.uk%2Fdocuments%2F138807%2FAppendix%2520A.pdf&usg=AOvVaw2xzDRBR12CW0rqyaHNucku)

## Appendix 1: List of Affordable Housing Registered Providers With Housing Stock in Fylde

Name	Contact
Progress Housing Group	Lucy Cheetham <a href="mailto:lcheetham@progressgroup.org.uk">lcheetham@progressgroup.org.uk</a>
Great Places Housing Group	Paul Taylor <a href="mailto:Paul.Taylor@greatplaces.org.uk">Paul.Taylor@greatplaces.org.uk</a>
Muir Group Housing Association	Alex Fury <a href="mailto:alex.fury@muir.org.uk">alex.fury@muir.org.uk</a>
Places for People	John Wright <a href="mailto:John.Wright@placesforpeople.co.uk">John.Wright@placesforpeople.co.uk</a>
ForViva	Mark Edwards <a href="mailto:Mark.Edwards@forviva.co.uk">Mark.Edwards@forviva.co.uk</a>
Community Gateway	Stephen Galbraith <a href="mailto:Stephen.Galbraith@communitygateway.co.uk">Stephen.Galbraith@communitygateway.co.uk</a> <a href="mailto:andrew.mason@communitygateway.co.uk">andrew.mason@communitygateway.co.uk</a>
Jigsaw Homes Group / Adactus	Maria Runaghan <a href="mailto:maria.runaghan@jigsawhomes.co.uk">maria.runaghan@jigsawhomes.co.uk</a>
YMCA Housing	John Cronin <a href="mailto:John.Cronin@fyldecoastymca.org">John.Cronin@fyldecoastymca.org</a>
Step Forward Homes	Lawrence McNickle <a href="mailto:Lawrence@stepforwardhomes.co.uk">Lawrence@stepforwardhomes.co.uk</a>
Manchester and District Housing Association	Longley Lane, Northenden, Manchester M22 4HZ 0161 945 5204
Legal & General Affordable Homes	Alan Green <a href="mailto:alan.green@landgah.com">alan.green@landgah.com</a>
Sage Housing	Leigh-Anne Francis <a href="mailto:lf@sagehousing.co.uk">lf@sagehousing.co.uk</a>
Heylo Housing	Steve Matthews <a href="mailto:smatthews@heylohousing.com">smatthews@heylohousing.com</a>

## **Appendix 2: Affordable Housing Statement Template: Outline Applications**

**Statement prepared on behalf of XXXXX XXXXXXXX (*applicant*)**

**By XXXXXXXXXXX XXXXXXXXXXXX (*agent*)**

**Site address:**

*(Enter site address  
here)*

**Statement dated XXth XXXXXXXX 20XX**

This statement is provided in support of the outline planning application for the erection of XXX dwellings

**Net number of homes proposed on the whole site**

*(Insert number proposed)*

**Number of affordable homes proposed on-site**

*(Explain how the number of affordable homes proposed on site has been calculated)*

**Mix of sizes (no. of bedrooms) and types (i.e. houses/bungalows/flats) of affordable homes**  
*(required where the overall mix of sizes and types has been indicated on the application)*

Bedrooms			N/K	1	2	3	4+
Number of dwellings	Market	Houses					
		Flats					
		Bungalows					
	Affordable	Houses					
		Flats					
		Bungalows					

**Tenure mix**

*(insert tenure mix intended)*

**Name of Registered Provider appointed to take the housing stock**

*(insert name of Registered provider)*

### **Appendix 3:**

## **Affordable Housing Statement Template – Full or Reserved Matters Application**

**Statement prepared on behalf of XXXXX XXXXXXXX (*applicant*)**

**By XXXXXXXXXXX XXXXXXXXXXXX (*agent*)**

**Site address:**

*(Enter site address  
here)*

**Statement dated XXth XXXXXXXX 20XX**

This statement is provided in support of the full/reserved matters *(delete as necessary)* planning application for the erection of XXX dwellings. It relates to Condition XX of Outline Planning Permission application no. XX/XXXX OUT *(if applicable)*, which states:

*(provide the text of the planning condition on the outline application if applicable)*

**Name of Registered Provider appointed to take the housing stock:**

*(insert name of Registered provider)*

## Number, mix and distribution of affordable homes

The application proposes XXX net additional homes on the whole site. Of these, XXX will be affordable. The number of affordable homes proposed on site has been calculated as follows:

XXX net homes x 30% = YYY net affordable homes

*(provide further explanation of any other elements of the calculation)*

### Mix of dwellings on site:

The affordable homes are shown individually identified by the plot numbers below on the site layout plan with the drawing number XXXXXXXXXXXX and will be:

*(fill in table)*

Developer's house type (name)	House/ flat/ bungalow	Bedrooms	Floor area sq m	Tenure	Number of units	Plot numbers

The affordable homes are distributed in XXX groups of between XX and XX affordable homes. The distribution has been chosen in order that ... *(Explain the reasoning for the distribution of the affordable dwellings within the site)*

### Phasing of delivery:

No more than XXX market dwellings shall be delivered prior to the completion of transfer of YYY affordable dwellings to the agreed Registered Provider named below.

No more than WWW market dwellings shall be delivered prior to the completion of transfer of ZZZ affordable dwellings to the agreed Registered Provider named below.

## Transfer or sale of the completed affordable homes

All affordable homes shall on completion be transferred to a Registered Provider of affordable housing, except in the case of Discount Market Sales Housing units, which will be dealt with as detailed below.

**Affordable Rent Units** - the completed affordable rent homes shall be acquired by *(insert name of Registered Provider)*. The transfer value of the affordable rented homes shall be determined by agreement between *(insert name of developer)* and *(insert name of Registered Provider)*.

The affordable rent homes shall be transferred to *(insert name of Registered Provider)*. They shall be made available by the Registered Provider for affordable rent through MyHomeChoiceFyldeCoast to eligible applicants in accordance with the Council's lettings policy as detailed below in the section regarding occupancy.

At the end of any tenancy in connection with the above, the affordable rent properties shall be relet in the same way, and this shall continue in perpetuity unless subsequently agreed otherwise by the Council, or where the obligation is released by right-to-buy legislation.

The rent chargeable shall not exceed that specified in government policy in relation to affordable rented homes.

**Shared Ownership Homes:** These units shall be transferred directly to the end purchaser on a shared ownership basis, using a lease based on the standard Homes England standard shared ownership lease. The retained proportion of ownership will be transferred to the Registered Provider who will own and manage the property. The proportion owned by the purchaser can be varied according to the means of the purchaser, but will be between 25% and 75% of the open market value of the property.

Where a purchaser subsequently purchases further shares of the property, the Registered Provider shall reinvest the proceeds into further affordable housing: firstly in Fylde; secondly in the Fylde sub-region; thirdly elsewhere in North West England.

All transactions, both initial and subsequent shares, shall be reported periodically to the Council in a form and at intervals to be specified by the Council.

**Discount Market Sales Housing Units** - The discount sale units shall be disposed of in perpetuity to an end purchaser for a price which does not exceed XX% *(insert appropriate percentage in accordance with Appendix 4 of the Affordable Housing Supplementary Planning Document)* of market value, and other than to a person who meets the occupancy criteria.

The Transfer or lease (as appropriate) of every discounted market sales unit shall contain the following covenants by the Transferee for the benefit of the Council.

- 1) Not to allow the unit to be occupied other than by the Transferee and the Transferee's immediate dependents as their primary and sole residence (without prior consent of the Local Authority).

2) Not to dispose in perpetuity of the discounted sale unit at a price exceeding the Discount Price (*insert appropriate percentage in accordance with Appendix 4 of the Affordable Housing Supplementary Planning Document*).

3) Not to dispose of the discounted sale unit other than to a person in housing need who meets the occupancy criteria as detailed elsewhere in this statement.

4) To enter a restriction on the registered title in favour of the Council as soon as reasonably practicable following first registration and to produce official copies of the title to the Council within 14 days of the completion of such registration.

5) Not to dispose of a discounted sale unit without the intended buyer covenanting directly with the Council (and paying the Council's associated legal costs) to observe and perform the terms of this Scheme and delivering a completed deed of covenant in such terms to the Council in a form reasonably acceptable to the Council.



## Occupancy of the Affordable Homes

**Affordable rented units:** the properties shall only be rented to people with a local connection as set out in the Consistent Assessment Policy operated by MyHomeChoiceFyldeCoast, the choice-based lettings scheme. This will mean that homes will be allocated 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: has lived in the local authority of Fylde continuously 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 continuously 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.

*(Where the application site is located within or adjacent to the rural settlements)* In addition, as the application site lies within / adjacent to the rural settlement of *(insert name of settlement)* the properties shall only be rented to people who have demonstrated a local connection to *(insert name of parish)* parish or adjoining parishes within the Borough of Fylde in line with the criteria above. Immediately prior to and during the period of offer for let, the availability of the properties shall be publicised locally by *(insert name of developer)* jointly with *(insert name of registered provider)*, the parish councils (*(insert name of parish)*) and adjoining parishes within Fylde) and Fylde Council, by means of advertising within the parish on parish noticeboards, in parish newsletters and the holding of an open day. Where an occupant does not come forward with a local connection to *(insert name of parish)* within a period a period of 3 weeks commencing with the day of first offering a dwelling for let or within the first 3 letting cycles (whichever is the earlier) through MyHomeChoiceFyldeCoast, the eligibility criteria may be widened to a Fylde Borough connection. The affordable rented homes on this site cannot be let to households that do not demonstrate any of the connections to Fylde specified above.

In addition, the properties shall only be rented to people with no more than £30,000 in savings and with a household income of no more than £60,000 per annum. These amounts shall be updated in accordance with the MyHomeChoiceFyldeCoast Consistent Assessment Policy, or any successor policy.

When a tenancy ends and a property vacated, the property shall be relet only to people who fulfil the same criteria above.

## Shared Ownership Homes

The developer (*enter developer name*) will market and sell shared ownership homes in line with the criteria in Homes England's regulatory framework, using the Homes England standard shared ownership lease. The properties must be occupied as the main or only home by the purchaser.

Initial and future sales of shared ownership homes will be marketed and sold to customers whose eligibility is determined with regard to local incomes and local house prices, in accordance with the Shared Ownership and Affordable Homes Programme in force at the time of the application. The Council would expect that applicants will normally meet the local connection criteria as detailed above.

**Discounted Market Sales Homes:** the discounted market sales dwellings (plot numbers *insert plot numbers*) shall be marketed by (*insert name of applicant*).

Purchasers of discount market sales housing units must satisfy the following criteria:

- Shall have reasonably demonstrated to the Council that having regard to house prices within the Local Area, they are unable to afford Open Market Housing based on their earned income and any available capital and on the earned income and available capital of any person living with them which it would be reasonable to take into account and assuming a mortgage of not more than three (3) times their earned income plus the earned income of any other person aforesaid or such other less restrictive criteria as may be reasonably agreed by the Council from time to time; and
- Be able to demonstrate they meet one or more of the following criteria:
  - Local residency – they have lived in local authority of Fylde continuously 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 continuously 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.
- Must be approved in writing by the Council such approval not to be unreasonably withheld or delayed and will in any event be provided within 3 working days of application by the developer.
- Shall enter into a covenant directly with the Council to observe and perform the terms of this Scheme, particularly those contained above.

On the resale of the property, the same criteria shall apply to the subsequent purchaser.

## Management and charges

The following aspects of the management of the site will be undertaken by the Registered Provider XXXXXXXXXXXX / YYYYYYYYYYYY Management Company (*delete as applicable, insert name of RP or company*) in perpetuity, unless agreed in writing by the Council:

*(List areas or responsibilities covered).*

*e.g.*

- Maintenance and upkeep of the landscaped areas denoted by *(insert colour or means of denotation)* shading on the landscaping plan / site layout plan (*delete as applicable, insert plan reference*) in accordance with the approved landscaping management plan ref *(insert reference of document)*.

Charges will be imposed per dwelling, payable by the occupiers to the Registered Provider XXXXXXXXXXXX / YYYYYYYYYYYY Management Company (*delete as applicable, insert name of RP or company*), at a rate of £ZZZ annually per dwelling, which may be increased annually by no more than the Consumer Price Index published by Government.

## **Appendix 4: Discount Applicable for Discount Market Sales Housing**

The tables that follow provide the data from the Office for National Statistics which is used to determine the appropriate level of discount for discount market sales housing in different parts of the Borough of Fylde.

The first page of the table provides the summary data and the subsequent pages the raw data for the lower super output areas (LSOAs). The lower quartile house prices for the year to September 2018 for the individual LSOAs have been used to produce a figure across whole settlements or groups of settlements which are shown in the summary table. This has been used to deduce a figure of discount that can be applied for the level of deficit to make up the approximate shortfall suffered by a household at the lower quartile earnings level for Fylde (based on the earnings of the lower quartile worker in Fylde to the year-end April 2018, of £21,445).

The LSOAs have been identified as close as possible with the ward boundaries for Fylde using the Office for National Statistics LSOA to Ward lookup data. This has allowed the LSOAs to be identified with a particular settlement with a reasonable degree of accuracy.

The amounts of discount in the right-hand column derive from that needed to (approximately) ensure affordability for the lower-quartile worker in the borough. However, the actual discount applied as set out in Chapter 3 has been moderated, to ensure that provision of such housing remains viable, in Lytham and in Wrea Green (Rural South) (where in both cases the larger-than-average dwelling profile affects the data) and in Newton and Clifton (Rural East) (where the impact of very high values in Treales, Roseacre and Wharles affects the data, whilst any units would be delivered in Newton and Clifton).

**Calculation of appropriate discounts for  
discount market sales housing, settlements  
across the Borough of Fylde**

Using Borough-wide lower quartile 1 1/2 incomes, with a mortgage of 3 x that and 10% deposit

Settlement group	Lower quartile price paid for residential properties, year ending Sept 2018	Lower quartile workers could raise as %	Discount applicable
Rural North	178,938	59.92%	40
Fylde-Blackpool Periphery	134,950	79.46%	20
Rural South	244,995	43.77%	55
Rural East	166,750	64.30%	35
Kirkham and Wesham	134,428	79.76%	20
St Annes	128,039	83.74%	20
Freckleton and Warton	136,125	78.77%	25
Lytham	185,636	57.76%	45

Local authority code	Local authority name	LSOA code	LSOA name	Lower quartile price paid for residential properties, year ending Sept 2018	Ward (best fit)	Group Within
E07000119	Fylde	E01024993	Fylde 001A	160,500	Elswick and Little Eccleston	Rural North
E07000119	Fylde	E01025026	Fylde 001B	270,250	Singleton and Greenhalgh	Rural North
E07000119	Fylde	E01025027	Fylde 001C	132,000	Staining and Weeton	Rural North
E07000119	Fylde	E01025028	Fylde 001D	153,000	Staining and Weeton	Rural North
E07000119	Fylde	E01025031	Fylde 001E	134,950	Warton and Westby	Fylde-Blackpool Periphery
E07000119	Fylde	E01025007	Fylde 002A	194,498	Kirkham North	Kirkham and Wesham
E07000119	Fylde	E01025008	Fylde 002B	152,500	Kirkham North	Kirkham and Wesham
E07000119	Fylde	E01025009	Fylde 002C	105,000	Kirkham North	Kirkham and Wesham
E07000119	Fylde	E01025011	Fylde 002D	90,000	Kirkham South	Kirkham and Wesham
E07000119	Fylde	E01025012	Fylde 002E	147,500	Medlar-with-Wesham	Kirkham and Wesham
E07000119	Fylde	E01025013	Fylde 002F	104,000	Medlar-with-Wesham	Kirkham and Wesham
E07000119	Fylde	E01025019	Fylde 002G	244,995	Ribby-with-Wrea	Rural South
E07000119	Fylde	E01024998	Fylde 003A	142,000	Freckleton East	Freckleton and Warton
E07000119	Fylde	E01025010	Fylde 003B	147,500	Kirkham South	Kirkham and Wesham
E07000119	Fylde	E01025014	Fylde 003C	183,500	Newton and Treales	Rural East
E07000119	Fylde	E01025015	Fylde 003D	150,000	Newton and Treales	Rural East
E07000119	Fylde	E01025004	Fylde 004A	131,750	Kilnhouse	St Annes
E07000119	Fylde	E01025006	Fylde 004B	95,000	Kilnhouse	St Annes
E07000119	Fylde	E01025023	Fylde 004C	157,750	St Leonards	St Annes
E07000119	Fylde	E01025024	Fylde 004D	134,995	St Leonards	St Annes
E07000119	Fylde	E01025025	Fylde 004E	135,000	St Leonards	St Annes
E07000119	Fylde	E01025001	Fylde 005A	94,995	Heyhouses	St Annes
E07000119	Fylde	E01025002	Fylde 005B	123,750	Heyhouses	St Annes
E07000119	Fylde	E01025005	Fylde 005C	150,000	Kilnhouse	St Annes
E07000119	Fylde	E01025016	Fylde 005D	240,000	Park	Lytham
E07000119	Fylde	E01025018	Fylde 005E	156,000	Park	St Annes
E07000119	Fylde	E01024984	Fylde 006A	154,000	Ashton	St Annes

Local authority code	Local authority name	LSOA code	LSOA name	Lower quartile price paid for residential properties, year ending Sept 2018	Ward (best fit)	Group Within
E07000119	Fylde	E01024985	Fylde 006B	164,500	Ashton	St Annes
E07000119	Fylde	E01024986	Fylde 006C	103,000	Ashton	St Annes
E07000119	Fylde	E01024987	Fylde 006D	58,500	Central	St Annes
E07000119	Fylde	E01024988	Fylde 006E	104,500	Central	St Annes
E07000119	Fylde	E01024989	Fylde 006F	120,000	Central	St Annes
E07000119	Fylde	E01024996	Fylde 006G	125,000	Fairhaven	St Annes
E07000119	Fylde	E01024997	Fylde 007A	125,000	Freckleton East	Freckleton and Warton
E07000119	Fylde	E01024999	Fylde 007B	134,750	Freckleton West	Freckleton and Warton
E07000119	Fylde	E01025000	Fylde 007C	139,000	Freckleton West	Freckleton and Warton
E07000119	Fylde	E01025029	Fylde 007D	146,000	Warton and Westby	Freckleton and Warton
E07000119	Fylde	E01025030	Fylde 007E	130,000	Warton and Westby	Freckleton and Warton
E07000119	Fylde	E01024981	Fylde 008A	180,000	Ansdell	Lytham
E07000119	Fylde	E01024982	Fylde 008B	90,250	Ansdell	Lytham
E07000119	Fylde	E01024983	Fylde 008C	185,000	Ansdell	Lytham
E07000119	Fylde	E01024994	Fylde 008D	127,000	Fairhaven	St Annes
E07000119	Fylde	E01024995	Fylde 008E	195,000	Fairhaven	Lytham
E07000119	Fylde	E01025003	Fylde 008F	152,000	Heyhouses	St Annes
E07000119	Fylde	E01025017	Fylde 008G	145,000	Park	St Annes
E07000119	Fylde	E01024990	Fylde 009A	226,500	Clifton	Lytham
E07000119	Fylde	E01024991	Fylde 009B	162,500	Clifton	Lytham
E07000119	Fylde	E01024992	Fylde 009C	215,000	Clifton	Lytham
E07000119	Fylde	E01025020	Fylde 009D	194,000	St Johns	Lytham
E07000119	Fylde	E01025021	Fylde 009E	173,750	St Johns	Lytham
E07000119	Fylde	E01025022	Fylde 009F	180,000	St Johns	Lytham

## **Appendix 5: Calculation of Contributions Required for Off-Site Affordable Housing**

The calculation of the contributions due where provision of affordable housing off-site has been agreed by the Council, should follow the following process.

The number of affordable dwellings equivalent to be provided off-site should be established. This should use the 43% calculation.

A mix of this number of affordable homes that would be appropriate to contributing to fulfilling affordable housing need in the settlement concerned in line with Local Plan policy should be established. This should specify the different types, sizes and tenures of affordable home, e.g. a certain number of 2-bedroom affordable rent flats, a certain number of discount market sales 3-bedroom semi-detached houses etc, and the number of each. These numbers should add to the total provided by the 43% calculation.

An open market valuation of an example of each of these property types should then be undertaken, supposing that they were to be built on the application site. Such valuations should be undertaken by two RICS-accredited valuers not associated with the developer, and the average value taken for each type. The valuations should assume that the notional properties would be built concurrently with the remainder of the development on the site and should be informed by valuations of the actual dwellings proposed to be constructed on the site. These valuations should then be multiplied by the number of each type identified as above.

The transfer value of these homes should then be assessed. This will be undertaken by the developer in association with Registered Providers. In the case of discount market sales housing, the transfer value will be the discounted sale price after applying the discount set out in Appendix 4. For affordable rented and shared ownership housing, assessments from two different Registered Providers for each property type will be required, with an average taken for each.

Once established, these transfer values should be multiplied by the number of the particular dwelling type, for each type.

The difference between the sum of all of the notional homes at open market value, and the sum of the transfer values of all of the notional homes, provides the total amount of the contribution required in relation to affordable housing on the site.

The following table may be used to complete the calculation or remodelled as appropriate:



### Off-Site Affordable Housing Contribution Calculator

Housing type/size	Tenure	Number of units	Open market valuation		Transfer value	
			Per dwelling	Total	Per dwelling	Total
1-bedroom flat	Affordable rent					
2-bedroom flat	Affordable rent					
2-bedroom house	Affordable rent					
2-bedroom house	Shared ownership					
2-bedroom house	Discount market sale					
3-bedroom house	Affordable rent					
3-bedroom house	Shared ownership					
3-bedroom house	Discount market sale					
4-bedroom house	Affordable rent					
4-bedroom house	Shared ownership					
4-bedroom house	Discount market sale					
Other						
Totals						
Total contribution payable						

Worked example (100 unit scheme, 30% affordable housing off-site)						
Housing type/size	Tenure	Number of units	Open market valuation		Transfer value	
			Per dwelling	Total	Per dwelling	Total
1-bedroom flat	Affordable rent	6	£170,000	£1,020,000	£90,000	£540,000
2-bedroom flat	Affordable rent					
2-bedroom house	Affordable rent					
2-bedroom house	Shared ownership	4	£200,000	£800,000	£120,000	£480,000
2-bedroom house	Discount market sale	10	£200,000	£2,000,000	£120,000	£1,200,000
3-bedroom house	Affordable rent	15	£240,000	£3,600,000	£140,000	£2,100,000
3-bedroom house	Shared ownership					
3-bedroom house	Discount market sale	4	£240,000	£960,000	£140,000	£560,000
4-bedroom house	Affordable rent	4	£280,000	£1,120,000	£170,000	£680,000
4-bedroom house	Shared ownership					
4-bedroom house	Discount market sale					
Other						
Totals		43		£9,500,000		£5,560,000
Total contribution payable						£3,940,000



© 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: August 2019  
Our Ref: AHSPD

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

## DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
RESOURCES DIRECTORATE	PLANNING COMMITTEE	11 SEPTEMBER 2019	7
<b>SUBSTITUTES AT PLANNING COMMITTEE</b>			

### PUBLIC ITEM

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

#### SUMMARY

At the meeting of the Planning Committee held on 12 June 2019, a request was made for the committee to review the effectiveness of the Planning Committee substitute arrangements.

Standing Order 24 of the Rules of Procedure (Part 4) of the Constitution provides for the arrangements for dealing with substitutes at Planning Committee. This follows on from a review of the governance arrangements by Council at its meeting on 30 March 2015.

Following a Notice of Motion, a further review of the substitution arrangements was made by Council at its meeting on 14 December 2015. This resulted in the increase in the number of meetings that a member can act as a substitute member from three to five meetings of the committee.

An extract of the current and relevant Standing Order is included within the report.

The Audit and Standards Committee considers any amendments to the Constitution as a part of its remit, so the matter should be passed to that committee to consider, with any comments from this committee on the matter also to be referred to Council for consideration.

#### RECOMMENDATION

That the Audit and Standards Committee be requested to review the arrangements for substitutes at Planning Committees with any observations from this committee being passed on to Council for its consideration.

#### SUMMARY OF PREVIOUS DECISIONS

Full Council - 30 March 2015

Full Council - 14 December 2015

Planning Committee - 12 June 2019

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. At the Planning Committee meeting on 12 June, 2019 a request was made for a review the effectiveness of the Planning Committee substitute arrangements.
2. Any proposed constitutional changes/ amendments will require consideration by the Audit and Standards Committee and Full Council.
3. As part of its review of the Constitution, Council at its meeting on 30 March 2015 agreed the arrangements for substitutes at Planning Committee. Following a Notice of Motion on 14 December 2015, a further amendment to the arrangements was agreed which essentially, increased the number of meetings that a substitute member could attend from three to five meetings of the Planning Committee.
4. Standing Order 24 of the Rules of Procedure (Part 4) of the Constitution deal with this matter. An extract is set out below:

### **24 SUBSTITUTES AT PLANNING COMMITTEE**

- (a) *If he will be absent from the whole of a meeting of the Planning Committee, a member of that committee may, subject to paragraph (b), be represented by a Reserve Planning member but only if the intended substitution is notified to the Director of Resources (or her representative) no later than the day before the meeting either:*
    - (i) *by the member who will be absent; or*
    - (ii) *by or on behalf of the leader of his political group (provided that the member who will be absent does not notify a substitution at any time before the start of the meeting).*
  - (b) *No member may act as substitute at a meeting of the committee if he has previously acted as substitute at five meetings of the committee during the municipal year.*
  - (c) *A Reserve Planning Member is a member who has been named as such by the Planning Committee.*
  - (d) *There can be no more than ten Reserve Planning Members at any time.*
  - (e) *The Planning Committee can only name as a Reserve Planning Member a member whom they consider:*
    - (i) *has a sufficient level of experience or training to enable him to contribute to the work of the committee; and*
    - (ii) *is willing and available to frequently attend meetings of the committee (whether or not acting as a substitute).*
5. The Committee is asked to make any comments on this matter for the consideration of the Audit and Standards Committee and subsequent consideration of Full Council.

IMPLICATIONS	
Finance	None directly arising from this report.
Legal	None directly arising from this report.
Community Safety	None directly arising from this report.
Human Rights and Equalities	None directly arising from this report.
Sustainability and Environmental Impact	None directly arising from this report.
Health & Safety and Risk Management	None directly arising from this report.

LEAD AUTHOR	CONTACT DETAILS	DATE
Lyndsey Lacey-Simone	<a href="mailto:democracy@fylde.gov.uk">democracy@fylde.gov.uk</a>	June 2019

BACKGROUND PAPERS		
Council Minutes	30/03/15 and 14/12/15	<a href="#">30/3/15</a> and <a href="#">14/12/15</a>
Planning Committee	12/06/19	<a href="#">12/6/19</a>
Constitution	2019	<a href="#">Fylde Council Website</a>



## INFORMATION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	PLANNING COMMITTEE	11 SEPTEMBER 2019	8
<b>PARTIAL REVISION – FYLDE LOCAL PLAN TO 2032</b>			

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

### SUMMARY OF INFORMATION

To provide an update to members on the Fylde Local Plan to 2032, the need for a Partial Revision and the Scoping Consultation.

### SOURCE OF INFORMATION

Director of Development

### INFORMATION

The Fylde Local Plan to 2032, adopted on the 22nd October 2018, was examined in accordance with the National Planning Policy Framework 2012 (NPPF12). An update to the NPPF was published in February 2019. Annex 1: Implementation – Paragraph 212 states that Plans may need to be revised to reflect policy changes which the updated framework has made. This should be made either through a partial revision or by preparing a new plan. In addition, the Fylde Local Plan to 2032 includes a commitment to an early review (full or partial) if the Wyre Local Plan is adopted with unmet need. Wyre's adopted Local Plan has an unmet need of 365 homes over the plan period to 2031.

In view of the above a scoping consultation has been undertaken, inviting comments on what any partial revision should consist of, under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The consultation took place between 25<sup>th</sup> April and 6<sup>th</sup> June 2019. The consultation received 35 responses from a variety of respondents, including local residents, Parish Councils, interest groups and housing developers.

It is now intended to proceed with the drafting of the Partial Revision document, having regard to the comments received from the scoping consultation. The draft document will be presented to members for consideration prior to formal consultation.

### WHY IS THIS INFORMATION BEING GIVEN TO THE COMMITTEE?

To provide an update to members in order to give an understanding of the current position and likely future decisions

### FURTHER INFORMATION

Contact: Eddie Graves 01253 658419 eddie.graves@fylde.gov.uk

## INFORMATION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	PLANNING COMMITTEE	11 SEPTEMBER 2019	9

### FIVE YEAR HOUSING LAND SUPPLY – DRAFT ANNUAL POSITION STATEMENT

#### PUBLIC ITEM

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

#### SUMMARY OF INFORMATION

The Council currently has a 5-year housing land supply, it having been established in the recently-adopted Fylde Local Plan to 2032. This has been confirmed in the appeal decisions relating to the 4 sites in Wrea Green. The status of Fylde Local Plan to 2032 as recently-adopted (as defined by the National Planning Policy Framework) lasts until 31<sup>st</sup> October 2019.

The Council can demonstrate a 5-year supply for a further year by producing an Annual Position Statement, which is subject to engagement with developers and others with an impact on housing delivery. The Annual Position Statement is submitted to the Secretary of State (Planning Inspectorate) for determination as to whether a 5-year housing land supply is demonstrated.

The Council consulted publicly on an early draft version from 6<sup>th</sup> June 2019 to 4<sup>th</sup> July 2019. Subsequently, the responses have been considered. Amendments have been made and a revised draft produced, which was submitted to the Secretary of State by the 31<sup>st</sup> July 2019 due date. The revised draft includes an Engagement Statement, which provides the consultation responses, identifies where site delivery is disputed by developers and third parties, and gives the Council's evidence to justify its position. The draft document as submitted is provided for members' information.

The Secretary of State's determination will be received "by October".

#### SOURCE OF INFORMATION

Development Services Directorate

#### LINK TO INFORMATION

<https://new.fylde.gov.uk/resident/planning/planning-policy-local-plan/five-year-housing-land-supply/>

#### WHY IS THIS INFORMATION BEING GIVEN TO THE COMMITTEE?

This document provides an update as to the Council's position in relation to its 5-year housing land supply, and how this will evolve over the next year, which will be a material consideration in the determination of planning applications. It is important to note, however, that at present the Council has a 5-year supply through its recently-adopted Local Plan irrespective of the contents of the document.

#### FURTHER INFORMATION

Contact: Eddie Graves 01253 658419 eddie.graves@fylde.gov.uk.



## INFORMATION ITEM

REPORT OF	MEETING	DATE	ITEM NO
MANAGEMENT TEAM	PLANNING COMMITTEE	11 SEPTEMBER 2019	10
<b>GENERAL FUND REVENUE BUDGET MONITORING REPORT 2019/20 - POSITION AS AT 31<sup>ST</sup> JULY 2019</b>			

### PUBLIC ITEM

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

### SUMMARY OF INFORMATION

The purpose of this report is to provide an update on the General Fund Revenue Budget of the Council as at 31<sup>st</sup> July 2019 and specifically for those areas under the remit of the Committee.

### SOURCE OF INFORMATION

Chief Financial Officer – the report is based upon information extracted from the financial ledger system of the Council for the period to July 31<sup>st</sup> 2019.

### LINK TO INFORMATION

General Fund Revenue Budget monitoring Report to 31<sup>st</sup> July 2019:

<http://www.fylde.gov.uk/council/finance/budget-monitoring/>

### WHY IS THIS INFORMATION BEING GIVEN TO THE COMMITTEE?

This information is provided to enable the committee to consider and scrutinise periodic revenue budget monitoring reports for those areas under the remit of the Committee.

### FURTHER INFORMATION

Contact: Paul O'Donoghue, Chief Financial Officer.

Tel 01253 658566 e-mail: paul.o'donoghue@fylde.gov.uk

# GENERAL FUND REVENUE BUDGET MONITORING REPORT 2019/20

## POSITION AS AT 31<sup>ST</sup> JULY 2019

### Summary

The purpose of this report is to provide an update on the General Fund Revenue Budget of the Council as at 31<sup>st</sup> July 2019. The report includes a narrative description of the most significant variances from the profiled latest budget and details any actions required to address these. Appendix A to this report shows the value of the most significant variances (those in excess of £5k) for all of the Council services by Committee and provides a brief explanation for each variance.

### 1. Background

- 1.1 The Council operates a system of Revenue Budget Monitoring which revolves around the production of detailed monthly monitoring reports for budget holders. Significant variances from the expected budget position at the point of monitoring, both for expenditure and income, are summarised in monitoring reports which are periodically reported to each Programme Committee for information purposes. This report therefore details the findings and issues emerging from budget monitoring carried out to 31<sup>st</sup> July 2019.
- 1.2 It should be noted that work continues on improving budget profiling across the Council in order that budget profiles more accurately reflect the spending pattern of individual budgets across the financial year. This serves to enhance budget monitoring and focus attention on true variances rather than budget profiling issues. This is a continuous process with budget holders so that the improved profiling continues to refine the budget monitoring system.
- 1.3 Council approved the 2019/20 budget at its meeting on 5<sup>th</sup> March 2019. Subsequently on 24<sup>th</sup> June 2019 the Finance and Democracy Committee approved the financial outturn position for 2018/19. The impact of those approvals, including savings and growth options approved at Council and slippage from 2018/19 approved by the Finance and Democracy Committee, are now reflected in the financial ledger of the Council and therefore this report monitors expenditure and income against the updated approved budgets.

### 2. Budget Rightsizing Exercise

- 2.1 For a number of years the Council has carried out an annual budget rightsizing exercise to analyse underspends which have occurred over the last 3 financial years and to adjust current and future year budgets to better reflect the level of resource requirement in the context of current financial constraints. This process will be repeated during the second quarter of 2019/20 and any resulting changes to budgets will be reflected in later updates to the Councils Financial Forecast.

### 3. Budget Areas to Note

There are a number of budget areas to note on this General Fund Budget Monitoring report:

#### i. Employee Costs

The budget forecast which was approved by Budget Council in March 2019 assumes reduced payroll costs as a result of 'turnover savings' (delays in the recruitment to vacant posts) of £300,000 per annum from 2019/20 onwards. The actual level of savings achieved in relation to direct employee costs for the current year to date shows a level of turnover savings in excess of this. This budget will be kept under review during the remainder of the financial year.

#### ii. Sale of Sand (Sand-winning)

The increase in the annual income budget for 2019/20 to 400k (from £300k in the previous year) may be a challenging target and income to date is below the budgeted amount. Some of this may be due to a slight delay in invoicing whilst details of tonnage amounts are awaited. This budget will be kept under review during the remainder of the financial year and will be adjusted as necessary as part of future updates to the Financial Forecast.

### **iii. Fleet Costs**

There are a number of favourable variances in respect of vehicle costs in the period to date. Some are due to the fact that a number of new vehicles have been acquired in the past 12 months, replacing older and more expensive to maintain vehicles. Additionally fuel costs for the first part of the year have been lower than anticipated. This budget will be kept under review during the remainder of the financial year and adjusted as necessary.

### **iv. Car Park Income**

Despite some recent inclement weather, there has been periods of very good weather especially in April and late May/June which has resulted in higher than budgeted income. This budget will be kept under review during the remainder of the financial year and adjusted as necessary as part of the next update to the Financial Forecast.

### **v. Miscellaneous Properties income**

Additional income has been generated from rent reviews, fees for filming and photography on Council-owned land and from new concessions and other licences. This additional income will be reflected in the next update to the Financial Forecast.

### **vi. Cemetery and Crematorium income**

The reduced income arising from funerals and interments is due to a lower than anticipated volume of activity and is offset to a degree by an increase in income from memorials. This budget will be kept under review during the remainder of the financial year and adjusted as necessary as part of the next update to the Financial Forecast.

## **4. Conclusions**

External pressures outside the Council's control are impacting on all local authorities. Instructions remain in place that officers should not commit to any unnecessary expenditure and should seek to maximise efficiencies. This approach has a downward impact on costs incurred by the Council and may result in an under-spend against budget this year.

Regular budget monitoring reports are an integral part of the Council's financial monitoring framework. These will be available on the Council's website.

Finance staff work continuously with budget holders across the Council, and are heavily reliant upon budget-holders to be able to understand and quantify the potential impact of in-year hotspot variances within their areas of responsibility.

We are still at the early part of 2019/20 and it is therefore not possible to draw any firm conclusions on the in-year financial position. The financial risks facing the Council, as set out in the MTFS to Council in March 2019 still remain. Instructions issued by Management Team that budget holders are to remain prudent in order to build up additional balances are still in place.

**REVENUE MONITORING 2019/20 - Period 4 to July 31st 2019 (Variances in excess of £5k)**
**Appendix A**

Key	BLUE	Variance currently showing but expected to be on target at year end
	GREEN	Favourable variance against latest budget
	AMBER	Adverse variance against latest budget
	RED	Projected adverse outturn variance

Service Area	Detailed Description	Full Year Budget	Budget as at Period 4	Actual as at Period 4	Commitments at Period 4	Actual & Commitments as at Period 4	Variance as at Period 4	FAV / ADV	Variance	Alert	Budget Holder	Budget Holder Comments
		£	£	£	£	£	£		%			
<b>FINANCE &amp; DEMOCRACY COMMITTEE / CORPORATE CROSS CUTTING BUDGETS</b>												
All Council services	Employee costs including basic pay, pension, NI, and overtime, plus agency costs	9,149,668	3,159,078	3,083,183	55,199	3,138,382	-20,696	FAVOURABLE	-0.7%		Corporate	The budget forecast which was approved by Budget Council in March 2019 assumes reduced payroll costs as a result of 'turnover savings' (delays in the recruitment to vacant posts) of £300,000 per annum from 2019/20 onwards. The actual level of savings achieved in relation to direct employee costs for the current year to date shows a level of turnover savings in excess of this. This budget will be kept under review during the remainder of the financial year.
Elections - Other/Referendum	Elections - Neighbourhood Plan Referenda	26,411	8,808	0	0	0	-8,808	FAVOURABLE	-100.0%		Hazel McNicoll	The Council is currently waiting to see if permission to appeal to the Supreme Court is granted against an earlier Court of Appeal decision which challenged the St Annes Neighbourhood Plan. However it is unlikely that a Neighbourhood Planning referendum will be required in 2019/20 and this funding may ultimately be rescheduled to 2020/21. This budget will be kept under review during the remainder of the year and re-phased as necessary.
Legal Services Team	Legal Fees and Court Costs	10,000	3,336	31,420	1,524	32,944	29,608	ADVERSE	887.5%		Ian Curtis	The majority of these costs have been incurred in meeting counsel's fees to defend the council's position in a claim for reimbursement of a significant amount of business rates monies previously paid to Fylde Council. A further element relates to counsel's fees in the 'Neighbourhood Plan Challenge case', which the Council has won at all stages so far, but which may yet be taken to the Supreme Court. It will be necessary to address this additional financial requirement as part of the next update to the Financial Forecast.
Internal Audit	Miscellaneous Income	0	0	-6,360	0	-6,360	-6,360	FAVOURABLE	100.0%		Dawn Highton	This is additional unbudgetted income arising from the provision of internal audit services to Lancaster City Council. This additional income will be reflected in the next update to the Financial Forecast.
Miscellaneous Properties	Other Rent	-164,457	-54,860	-81,639	0	-81,639	-26,779	FAVOURABLE	-48.8%		Marie Percival	This is additional income arising from rent reviews, fees for filming and photography on Council-owned land and from new concessions and other licences. This additional income will be reflected in the next update to the Financial Forecast.

**REVENUE MONITORING 2019/20 - Period 4 to July 31st 2019 (Variances in excess of £5k)**
**Appendix A (cont'd)**

Key	BLUE	Variance currently showing but expected to be on target at year end
	GREEN	Favourable variance against latest budget
	AMBER	Adverse variance against latest budget
	RED	Projected adverse outturn variance

Service Area	Detailed Description	Full Year Budget	Budget as at Period 4	Actual as at Period 4	Commitments at Period 4	Actual & Commitments as at Period 4	Variance as at Period 4	FAV / ADV	Variance	Alert	Budget Holder	Budget Holder Comments
		£	£	£	£	£	£		%			
<b>TOURISM &amp; LEISURE COMMITTEE</b>												
Parks Development	Other Miscellaneous Grants	0	0	-12,379	0	-12,379	-12,379	FAVOURABLE	100.0%		Tim Dixon	In March 2019 the Council were notified of a 'Local Authorities Parks Improvement Funding Grant' from the Government of £12,379 to support work on parks where there is urgent need of refurbishment. A report will be presented to the Tourism and Leisure Committee later in the year to detail proposals for how the grant will be used.
Coast and Countryside	Sale of Sand (sandwinning)	-400,000	-133,440	-119,158	0	-119,158	14,282	ADVERSE	10.7%		Marie Percival	Although some of this shortfall may be due to a slight delay in invoicing, the increase in the annual income budget for 2019/20 to 400k (from £300k in the previous year) may be a challenging target. This budget will be kept under review during the remainder of the financial year and will be adjusted as necessary as part of future updates to the Financial Forecast.
<b>OPERATIONAL MANAGEMENT COMMITTEE</b>												
Fleet	FMS Material Cost	147,670	48,661	22,557	6,986	29,543	-19,118	FAVOURABLE	-39.3%		Kathy Winstanley / Steve Fulton	There are a number of favourable variances in respect of vehicle costs. Some are due to the fact that a number of vehicles have been acquired in the past 12 months, replacing older and more expensive to maintain vehicles. Additionally fuel costs for the first part of the year have been lower than anticipated. This budget will be kept under review during the remainder of the financial year and adjusted as necessary as part of the next update to the Financial Forecast.
	Fuel Costs	313,406	104,536	94,882	0	94,882	-9,654	FAVOURABLE	-9.2%			
Fylde Waste Schemes	Other Sales	-45,000	-15,008	-32,485	0	-32,485	-17,477	FAVOURABLE	-116.5%		Kathy Winstanley	This is additional unbudgetted income arising from the increased sale of chargeable wheeled bins in respect of newly built properties. This additional income will be reflected in the next update to the Financial Forecast.
Car Parks	Car Parking Fees	-575,000	-252,179	-257,735	0	-257,735	-5,556	FAVOURABLE	-2.2%		Andrew Loynd	Despite some recent inclement weather, there has been periods of very good weather especially in April and late May/June which has resulted in higher than budgeted income. This budget will be kept under review during the remainder of the financial year and adjusted as necessary as part of the next update to the Financial Forecast.

**REVENUE MONITORING 2019/20 - Period 4 to July 31st 2019 (Variances in excess of £5k)**
**Appendix A (cont'd)**

Key	BLUE	Variance currently showing but expected to be on target at year end
	GREEN	Favourable variance against latest budget
	AMBER	Adverse variance against latest budget
	RED	Projected adverse outturn variance

Service Area	Detailed Description	Full Year Budget	Budget as at Period 4	Actual as at Period 4	Commitments at Period 4	Actual & Commitments as at Period 4	Variance as at Period 4	FAV / ADV	Variance	Alert	Budget Holder	Budget Holder Comments
		£	£	£	£	£	£		%			

**ENVIRONMENT, HEALTH & HOUSING COMMITTEE**

Cemetery and Crematorium	Interments	-200,000	-66,720	-60,408	0	-60,408	6,313	ADVERSE	9.5%	AMBER	Alan Royston	The reduced income arising from funerals and interments is due to a lower than anticipated volume of activity and is offset to a degree by an increase in income from memorials. This budget will be kept under review during the remainder of the financial year and adjusted as necessary as part of the next update to the Financial Forecast.
	Cremations	-1,140,000	-380,304	-350,126	0	-350,126	30,178	ADVERSE	7.9%	AMBER		
	Memorial Income	-40,000	-13,344	-19,859	0	-19,859	-6,515	FAVOURABLE	-48.8%	GREEN		
Homelessness	Bed and Breakfast accommodation costs	30,000	10,008	17,535	0	17,535	7,527	ADVERSE	75.2%	AMBER	Kirstine Riding	Although this adverse variance is partially offset by income of £7,000 from Housing Benefits, the service has seen a marked increase in presentations of single households in priority need following the introduction of the Homeless Reduction Act. This budget will be kept under review during the remainder of the financial year and adjusted as necessary as part of the next update to the Financial Forecast.
Housing Standards	Disabled Facilities Grant Fees	-150,000	-50,040	-71,819	0	-71,819	-21,779	FAVOURABLE	-43.5%	GREEN	Kirstine Riding	The increase in the level of Disabled Facilities Grant funding from central government in recent years has the effect of also increasing the level of fees receivable by Fylde Council for the management of grant-funded works as more grants are able to be awarded. Additionally the grant management fee level has been increased to 15% in line with that levied by other councils. This budget will be reviewed as part of the right-sizing exercise and adjusted as necessary.

**REVENUE MONITORING 2019/20 - Period 4 to July 31st 2019 (Variances in excess of £5k)**
**Appendix A (cont'd)**

Key	BLUE	Variance currently showing but expected to be on target at year end
	GREEN	Favourable variance against latest budget
	AMBER	Adverse variance against latest budget
	RED	Projected adverse outturn variance

Service Area	Detailed Description	Full Year Budget	Budget as at Period 4	Actual as at Period 4	Commitments at Period 4	Actual & Commitments as at Period 4	Variance as at Period 4	FAV / ADV	Variance	Alert	Budget Holder	Budget Holder Comments
		£	£	£	£	£	£		%			

**DEVELOPMENT MANAGEMENT COMMITTEE**

Development Management	Consultants Fees	30,000	10,008	3,570	1,355	4,925	-5,083	FAVOURABLE	-50.8%		Mark Evans	Consultants are appointed as and when necessary to provide specialist advice on complex planning applications and projects. Accordingly expenditure is dependant upon the nature of planning applications submitted during the year. The budget will continue to be monitored during the remainder of 2019/20 and adjusted as necessary.
Planning Appeals	Planning Appeal Hearing Costs	50,000	16,680	660	5,000	5,660	-11,020	FAVOURABLE	-66.1%			Costs associated with planning appeals vary depending upon the number of planning appeals that are made against the Council's decisions. Following the adoption of the Local Plan in October 2018 there has been a marked decrease in the number of major planning appeals submitted to the planning inspectorate. The budget will continue to be monitored and may be adjusted as part of future updates to the Financial Forecast.
Development Management Team	Consultants Fees	40,000	13,344	0	0	0	-13,344	FAVOURABLE	-100.0%			The need to appoint specialist consultants to assist in the determination of planning applications depends on the nature of applications submitted to the Council and as such is difficult to forecast accurately. To date that need has been lower than anticipated. The budget will continue to be monitored during the remainder of 2019/20 and adjusted as necessary.
Planning Policy	Local Development Framework Costs	18,000	6,004	0	0	0	-6,004	FAVOURABLE	-100.0%			The review of the Local Plan has commenced, but no costs outside normal staffing costs have yet been incurred. There will be a need to seek specialist advice later in the year as the review continues. The budget will continue to be monitored during the remainder of 2019/20 and adjusted as necessary.

## INFORMATION ITEM

REPORT OF	MEETING	DATE	ITEM NO
MANAGEMENT TEAM	PLANNING COMMITTEE	11 SEPTEMBER 2019	11
<b>CAPITAL PROGRAMME MONITORING REPORT 2019/20 – POSITION AS AT 31<sup>st</sup> JULY 2019</b>			

### PUBLIC ITEM

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

### SUMMARY OF INFORMATION

The purpose of this report is to provide an update on the approved Capital Programme of the Council as at 31<sup>st</sup> July 2019 and specifically for those schemes under the remit of the Committee.

### SOURCE OF INFORMATION

Chief Financial Officer – the report is based upon information extracted from the financial ledger system of the Council for the period to July 31<sup>st</sup> 2019.

### LINK TO INFORMATION

Capital Programme monitoring Report to 31<sup>st</sup> July 2019:

<http://www.fylde.gov.uk/council/finance/budget-monitoring/>

### WHY IS THIS INFORMATION BEING GIVEN TO THE COMMITTEE?

This information is provided to enable the committee to consider and scrutinise the Capital Programme monitoring reports for those schemes under the remit of the Committee.

### FURTHER INFORMATION

Contact: Paul O'Donoghue, Chief Financial Officer.

Tel 01253 658566 e-mail: paul.o'donoghue@fylde.gov.uk



## **CAPITAL PROGRAMME MONITORING REPORT 2019/20 –**

### **POSITION AS AT 31<sup>ST</sup> JULY 2019**

#### **Summary**

The purpose of this report is to provide an in-year progress update in respect of those schemes within the Capital Programme that have been approved for delivery in 2019/20, together with an update on the overall Five Year Capital Programme of the Council. This report includes a narrative description of some of the more significant schemes within the Capital Programme and details any risks and the actions required to address these. Appendix A to this report provides an update by Committee on schemes scheduled for commencement or delivery in 2019/20. Appendix B provides a summary of the latest position for the 5 year Capital Programme and Appendix C provides details of the financing of the programme.

#### **1. Background**

The Council approved the Capital Programme on 5<sup>th</sup> March 2019. That update showed a balanced capital programme position from 2019/20 onwards. This report includes year to date expenditure and sets out the latest phasing of the programme and any additions or changes since the capital programme was presented to Council in March 2019. The Programme has also been rolled forward to include the year 2023/24.

#### **2. Notes on Specific Schemes**

There are a number of schemes for which further information is provided below:

##### **i) Coast Protection Scheme**

The Fairhaven to Church Scar Coast Protection scheme total cost is £21.8m, being funded by Environment Agency grants of £21.4m and a contribution from Fylde Council of £0.4m. This is made up of a contract price of £19.5m, with a risk/contingency budget of £1.8m and a budget for fees of £0.5m. Work started on site in December 2017 and is progressing well with the replacement hard sea defences and work on the promenade underway at Church Scar is nearing completion. Work on the sheet piling around Fairhaven Lake started in September, four months ahead of schedule.

The Coastal Defence Team have been successful in securing additional funding from the Environment Agency to enable the Granny's Bay hard sea defences to be delivered following completion of the Fairhaven Scheme in 2019/20. A report on this additional work in the sum of £2m (which is reflected in the total scheme cost above) was approved by the Operational Management Committee at its meetings in September 2018 and June 2019 and by Council in October 2018. The Granny's Bay works will essentially tie the two schemes at Fairhaven and Church Scar together, as well as providing local erosion and flood protection for local residents. Completion of these works will remove the requirement for much of the emergency maintenance works undertaken by the Council following extreme storms at Granny's Bay. With Granny's Bay now included the whole scheme is now currently forecast to be completed by summer 2020.

In addition to the core sea defence works a range of public realm enhancements to the scheme have been added to the scheme at a total cost of £360k, funded by Fylde Council from the Capital Investment Reserve. The works relate to the remodelling of the Stanner Bank car park entrance, the provision of bespoke seating to compliment the wider landscape and the provision of ducting to allow for future services connection to a potential structure/building on or around the Mawson lookout. These works will be delivered alongside the main scheme.

The expenditure forecast has been re-phased to reflect the current expectations regarding the timing of the delivery of the scheme. Further re-phasing of the expenditure profile between the years is likely to be required as the scheme progresses and the capital programme will be updated accordingly and reported regularly to members.

## **ii) Fairhaven Lake & Promenade Gardens Restoration including the Adventure Golf Scheme**

The tender for the physical works (Buildings and Landscapes) was issued on the 1st August, with works due to start on site in October and to be completed by July 2020. This excludes the lake works which are due to be undertaken on site in Autumn/Winter 2020. An element of the scheme will be re-phased into 2020/21 to reflect this as part of the next update to the Financial Forecast. Events and Activities at the lake and gardens will be on-going throughout this period.

The Adventure Golf scheme has been delayed from the original dates as set out within the earlier Committee reports due to physical constraints arising from the Heritage Lottery Fund works at the location. The Adventure Golf works will now be rescheduled into 2020/2021 as part of the next update to the Financial Forecast. The proposed start date for work to start on site is now April 2020 with a completion target date of summer 2020.

## **iii) Disabled Facilities Grants**

The grant allocation has been increased for 2019/20 to a total of £1,090k which, together with slippage of £13k from 2018/19 and a further £40k from New Fylde Housing in relation to DFG works on properties that they own, provides total funding for 2019/20 of £1,143k. This revised allocation will be reflected in the next update of the Financial Forecast. Grant awards are progressing well and it is anticipated that the majority of the grant allocation will be spent in 2019/20.

## **iv) St Annes Regeneration Schemes**

The next phase of regeneration works in St Annes was agreed to be Wood Street, subject to agreement with landowners following the usual delivery model. However, despite several meetings with tenants and owners there remain difficulties in 'acquiring' all of the forecourt for implementation of the easterly side of the works. As a result it is now recommended that the westerly side (The Council's car park side) be finalised initially with a view to commencement in the spring of 2020. In addition it is proposed to extend the Pier link scheme/ Clifton Drive South to include other elements of the town centre regeneration plan as set out in the 2020 Vision document. It is anticipated that an element of the scheme will now be rescheduled into 2020/21 as part of the next update to the Financial Forecast.

## **v) Lytham Regeneration Schemes**

In respect of the large capital scheme for Lytham town centre, a number of suggestions have been made by the Lytham Business Group and other parties, some of which require careful consideration along with agencies such as Lancashire County Council. Options are being considered involving local members and a draft plan is being drawn together. This will have a phased programme of works to be considered in due course by the Planning Committee. It is envisaged that the first phase will be commenced during the current financial year.

## **3 Conclusions**

- 3.1 Actual expenditure to 31<sup>st</sup> July 2019 is £3.905m against a full year budget of £17.579m. This equates to 22.2% of the latest budget. Certain schemes will be adjusted or re-phased into 2020/21 as part of future Financial Forecast updates that are reported to Members during the year.
- 3.2 The current Capital Programme as updated is showing a balanced position for 2019/20 onward. The Capital Programme and the associated financing will be subject to discussion with members during the months in the lead up to the annual budget setting process for 2020/21.
- 3.3 Any additional expenditure which is not fully-funded by external finance would normally require the generation of capital receipts or further borrowing (the latter placing further pressure on the Revenue Budget from the consequent repayment costs). However Budget Council on 4<sup>th</sup> March 2013 approved the creation of a Capital Investment Reserve to finance future capital expenditure. As at 31<sup>st</sup> March 2019 the balance of the reserve was £4.386m after a favourable 2018/19 outturn position allowed for the transfer into the reserve of an additional sum of £0.530m in 2018/19.

There is a forecast further transfer into the reserve in 2019/20 of £0.955m along with future committed expenditure from the reserve of £3.361m (not including any possible underwriting of the Fairhaven

Restoration Scheme as approved by Council in July 2018), leaving a forecast unallocated balance on the reserve at the end of 2019/20 of £1.980m.

An updated position in respect of the Capital investment Reserve will be included within the Financial Forecast Update to be presented to the Finance and Democracy Committee in November this year and to Council the following month. Additional future projects will be subject to further consideration as part of the budget setting process for 2020/21. Whilst it remains the case that this reserve is the preferred source of finance for any further additions to the Capital Programme, continuing contributions to the reserve are required in order to maintain a sustainable funding source for future years.

**CAPITAL PROGRAMME - 2019/20 IN-YEAR SCHEME MONITORING REPORT - AS AT 31/07/19**

**Appendix A**

APPROVED SCHEMES	Financing Source	Approved Budget 2019/20 £000	Slippage B/F from 2018/19 £000	Adjustments from 05/03/19 £000	Updated Budget 2019/20 £000	Expenditure to 31/07/19 £000	Variance £000	Comments
<b><u>FINANCE &amp; DEMOCRACY COMMITTEE</u></b>								
Accommodation Project - Phase 8 - Town Hall Car Park	General asset disposal receipts	0	33		33		33	This scheme (the final element of the Accommodation Project) has now been completed. The final invoices and the retention element remain to be settled.
Purchase of Land Adjacent to Squires Gate Station	Capital Investment Reserve	0		5	5		5	The Council has commenced negotiations with the landowner to purchase the land.
<b>Sub total</b>		<b>0</b>	<b>33</b>	<b>5</b>	<b>38</b>	<b>0</b>	<b>38</b>	
<b><u>TOURISM &amp; LEISURE COMMITTEE</u></b>								
St Annes Pool	No external finance - funded by borrowing / general asset disposal receipts	93			93		93	No expenditure is currently planned for 2019/20. If not required in this financial year the budget will be re-phased into 2020/21 which will be reflected in the next update of the Financial Forecast.
Fairhaven Lake & Promenade Gardens Restoration	Capital Investment Reserve	120		1,435	1,555	84	1,471	The scheme is progressing well although an element may require re-phasing into 2020/21. Further details are provided within the body of the report.
Fairhaven Adventure Golf	Capital Investment Reserve	0		505	505		505	This scheme has been delayed from the original dates set out within the Committee reports due to physical constraints arising from the Heritage Lottery Fund works at the location. Further details are provided within the body of the report.
Promenade Footways	No external finance - funded by borrowing / general asset disposal receipts	40	-5		35		35	A scheme is being developed and will be submitted to the Tourism and Leisure Committee for consideration at either the September or November meeting of the committee.
Staining Playing Fields Development Scheme	Capital Investment Reserve	129	151		280	134	146	Phase 1 and 2 started in April 2019 and the works are due to be complete by March 2020. The primary drainage works and secondary sports pitch drainage are being undertaken. The cost of these phases are £186,000. Once the contractor was 'on site' to undertake the main drainage scheme, it became obvious that the secondary drainage works and additional levelling of the site needed to be undertaken at the same time, to ensure best value for money and a fully competent drainage scheme. The remaining budget for Phase 3 is £94,000 and a scheme for these works are being designed in consultation with the parish council and community groups. It is expected that physical works will start in March/April 2020 with an anticipated finish date of May 2020. An element of the scheme will be re-phased into 2020/21 to reflect this as part of the next update to the Financial Forecast.

Appendix A (cont'd)

APPROVED SCHEMES	Financing Source	Approved Budget 2019/20 £000	Slippage B/F from 2018/19 £000	Adjustments from 05/03/19 £000	Updated Budget 2019/20 £000	Expenditure to 31/07/19 £000	Variance £000	Comments
<b><u>TOURISM &amp; LEISURE COMMITTEE (cont'd)</u></b>								
Ashton Gardens Play Area	Capital Investment Reserve	20			20		20	Tenders have been received and evaluated for the supply and provision of a new timber 'Galleon'. A report will be presented to the meeting of the Tourism and Leisure Committee in September 2019 detailing the procurement process and requesting approval to award the contract. The works are due to start in December 2019 with a completion date of January 2020.
Ashton Gardens Nursery Improvements	Capital Investment Reserve	30			30		30	Tenders have been received and evaluated to carry out the improvement works. A report will be presented to the meeting of the Tourism and Leisure Committee in September 2019 detailing the procurement process and requesting approval to award the contract. The works due to start in October 2019 with a completion date of November 2019.
Coastal Signage Improvements	Capital Investment Reserve	60			60		60	A proposed scheme is currently being developed. It is intended that the scheme will be presented to the Tourism and Leisure Committee for consideration at either the January or March 2020 meeting of the committee. It is expected that the scheme will be re-phased into 2020/21 and that this will be reflected in the next update of the Financial Forecast.
Open Space access control measures	Capital Investment Reserve	15			15		15	Consultation with ward members and relevant 'friends groups' are currently being undertaken to confirm the details of what access controls are required at Blackpool Road North Playing Fields and King George the V Playing Field (Heeley Road). Once the requirements are agreed a report will be presented to the November meeting of the Tourism and Leisure Committee detailing the procurement process and requesting approval to award the contract. It is anticipated that the physical works will be completed by 31st March 2020.
Coastal Explorers	Capital Investment Reserve	20			20		20	Officers are currently developing and progressing funding bids for the project. An 'expression of interest' to the Big Lottery Fund is being prepared and once assessed feedback on the submission of a full application should be received, which may in turn lead to a grant application of £50,000. A further grant application will be made to Arts Council England in 2020, for a further £50,000. Meanwhile officers are working on the specification and logistics for the provision and installation of the Coastal Explorers unit, to be located at Fairhaven Lake around early 2021. This is a trial project which will deliver a diverse range of cultural and arts projects and initiatives that will be creative and educational and may lead to a further grant application to Arts Council England for a permanent facility. It is expected that the scheme will be re-phased into 2020/21 and that this will be reflected in the next update of the Financial Forecast.
<b>Sub total</b>		<b>527</b>	<b>146</b>	<b>1,940</b>	<b>2,613</b>	<b>218</b>	<b>2,395</b>	

Appendix A (Cont'd)

APPROVED SCHEMES	Financing Source	Approved Budget 2019/20 £000	Slippage B/F from 2018/19 £000	Adjustments from 05/03/19 £000	Updated Budget 2019/20 £000	Expenditure to 31/07/19 £000	Variance £000	Comments
<b>OPERATIONAL MANAGEMENT COMMITTEE</b>								
Replacement Vehicles	Capital Investment Reserve / Borrowing	471	148		619	199	420	It is anticipated that most planned vehicle purchases will be completed to budget during 2019/20 although the delivery of a number of vehicles may be delayed due to the long build times for bespoke vehicles and delivery may run into 2020/21.
Car Park Improvements	No external finance - funded by borrowing / general asset disposal receipts	30			30		30	A proposed scheme will be presented for consideration to the Operational Management Committee at either the September or November 2019 meeting of the committee.
Public Transport Improvements	S106 Developer Contributions	48	30	13	91		91	This funding is being spent as projects are developed. To date £13k has been allocated to Staining Parish Council to support a free local bus service.
Fairhaven and Church Scar Coast Protection Scheme	Specific Government Grant (Environment Agency) / Capital Investment Reserve	7,330	2,276		9,606	2,987	6,619	This project is currently on target and within the agreed spending profile.
Fairhaven and Church Scar Coast Public Realm Works	Capital Investment Reserve	260	100		360		360	This project is currently on target and within the agreed spending profile.
Accommodation/ facilities at Snowdon Rd Depot	Capital Investment Reserve	200			200		200	A proposed scheme will be presented for consideration to the Operational Management Committee at the November 2019 meeting of the committee.
North Beach Car Park: Development of Toilet Facilities	Capital Investment Reserve	185			185		185	Site investigations and surveys are currently underway. A report will be presented to the Operational Management Committee once the scheme has been fully designed and developed.
Stanner Bank car park - barrier scheme	Capital Investment Reserve	50			50		50	Progress on this scheme is dependant on the wider sea defence project. With Stanner Bank Car Park entrance likely to be used as part of the operating area for the installation of Granneys Bay sea defence works (which has just been awarded) the barrier is unlikely to be installed until those works are complete. The works will now be rescheduled into 2020/2021 as part of the next update to the Financial Forecast.
<b>Sub total</b>		<b>8,574</b>	<b>2,554</b>	<b>13</b>	<b>11,141</b>	<b>3,186</b>	<b>7,955</b>	

Appendix A (Cont'd)

APPROVED SCHEMES	Financing Source	Approved Budget 2019/20 £000	Slippage B/F from 2018/19 £000	Adjustments from 05/03/19 £000	Updated Budget 2019/20 £000	Expenditure to 31/07/19 £000	Variance £000	Comments
<b>ENVIRONMENT, HEALTH &amp; HOUSING COMMITTEE</b>								
Disabled Facilities Grants (DFG) Programme	Specific Grant (Better Care Fund) / External Contributions / Grant repayments	1,050	13	80	1,143	489	654	Grant awards are progressing well and It is anticipated that the majority of the available funding of £1,143k will be spent in 19/20. Further details are provided within the body of the report.
Housing Needs Grant	DFG Grant Repayments	0	16	17	33	2	31	The income from returned DFG grants is intended to be used for incidental costs relating to specific DFG works e.g. architect fees. As this requirement is unplanned it is not readily predictable as to when costs will be incurred.
Affordable Housing Scheme Sunnybank Mill, Kirkham	S106 Developer Contributions	460	-460		0		0	This scheme was completed to budget in March 2019.
Church Road Methodist Church, St Annes	S106 Developer Contributions	275			275		275	This scheme was completed to budget in August 2019.
Affordable Warmth Scheme	Specific Grant (Lancashire County Council)	0	8		8		8	This funding is intended to provide financial support for means-tested affordable warmth measures undertaken by CHiL (Cosy homes in Lancashire) Scheme as and when required. There have been no requests for such support received during the year to date.
CCTV Replacement Schemes	Specific Grant (LSP Performance Reward Grant)	0	27		27		27	It has been agreed by the Environment, Health and Housing Committee that capital expenditure will only be made on essential work or replacement CCTV when necessary and subject to approval; all unspent funds will continue to be slipped as necessary.
Cemetery and Crematorium - Infrastructure Works	Capital Investment Reserve	294			294		294	This scheme is expected to commence shortly and to be completed by the end of November 2019.
<b>Sub total</b>		<b>2,079</b>	<b>-396</b>	<b>97</b>	<b>1,780</b>	<b>491</b>	<b>1,289</b>	

Appendix A (Cont'd)

APPROVED SCHEMES	Financing Source	Approved Budget 2019/20 £000	Slippage B/F from 2018/19 £000	Adjustments from 05/03/19 £000	Updated Budget 2019/20 £000	Expenditure to 31/07/19 £000	Variance £000	Comments
<b>PLANNING COMMITTEE</b>								
St Annes Regeneration Schemes	S106 Developer Contributions / Capital Investment Reserve	315			315	10	305	The scheme is currently in development and there are a number of issues that remain to be determined. It is anticipated that an element of the scheme will now be rescheduled into 2020/2021 as part of the next update to the Financial Forecast. Further details are provided within the body of the report.
St Annes Road West – Square to Pier link and Gateway	Capital Investment Reserve	110			110		110	This scheme is being progressed in consultation with with various agencies including Lancashire County Council and the owners of adjoining land. The works are expected to commence in March 2020.
Lytham Regeneration Schemes	S106 Developer Contributions / Capital Investment Reserve	400			400		400	This scheme is currently in development and there are a number of issues that remain to be determined. It is still envisaged that the first phase will be commenced during the current financial year. Further details are provided within the body of the report.
Kirkham Public Realm Improvements	S106 Developer Contributions / Capital Investment Reserve	0	5		5		5	It is expected that this scheme will be delivered within budget during this financial year.
M55 Link Road	S106 Developer Contributions / M55 Link Road Reserve	0	103	1,000	1,103		1,103	Discussions are ongoing with the developer of the residential land at Queensway and other public bodies to secure funding to enable the accelerated delivery of the M55 link road. Given deadlines attached to other funding streams that have been secured to accelerate the delivery of the link road, it is expected that a decision on the accelerated delivery of the road will be made this financial year.
Ansdell / Fairhaven - Public Realm Scheme	Capital Investment Reserve	0	10		10		10	It is expected that this scheme will be delivered within budget during this financial year.
St Annes Pier - Coastal Revival Fund	Specific Grant	0	24		24		24	It is expected that this scheme will be delivered within budget during this financial year. This project has been tied to the phasing of a wider scheme of works by the Pier Company.
Tree Planting	Capital Investment Reserve	25			25		25	It is expected that this scheme will be delivered within budget during this financial year.
Kirkham and Wesham Station	S106 Developer Contributions	0		15	15		15	The procurement of a feasibility study to examine the options available to deliver a park and ride facility at Kirkham and Wesham Station is currently underway. It is expected that the study will be completed during the current financial year.
<b>Sub total</b>		<b>850</b>	<b>142</b>	<b>1,015</b>	<b>2,007</b>	<b>10</b>	<b>1,997</b>	
<b>Total Expenditure</b>		<b>12,030</b>	<b>2,479</b>	<b>3,070</b>	<b>17,579</b>	<b>3,905</b>	<b>13,674</b>	



**UPDATED 5 YEAR CAPITAL PROGRAMME 2019/20 TO 2023/24 - BY SCHEME**

	Estimate 2019/20 £000	Estimate 2020/21 £000	Estimate 2021/22 £000	Estimate 2022/23 £000	Estimate 2023/24 £000
<b>FINANCE &amp; DEMOCRACY COMMITTEE</b>					
Accommodation Project - Phase 8 - Town Hall Car Park	33				
Purchase of Land Adjacent to Squires Gate Station	5				
<b>Sub total</b>	<b>38</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOURISM &amp; LEISURE COMMITTEE</b>					
Ashton Gardens Depot					
St Annes Pool	93				
Fairhaven Lake & Promenade Gardens Restoration	1,555	714	169		
Fairhaven Adventure Golf	505				
Promenade Footways	35	40	40	40	40
Staining Playing Fields Development Scheme	280				
Ashton Gardens Play Area	20				
Ashton Gardens Nursery Improvements	30				
Coastal Signage Improvements	60				
Open Space access control measures	15				
Coastal Explorers	20				
<b>Sub total</b>	<b>2,613</b>	<b>754</b>	<b>209</b>	<b>40</b>	<b>40</b>
<b>OPERATIONAL MANAGEMENT COMMITTEE</b>					
Replacement Vehicles	619	562	119	306	971
Car Park Improvements	30	30	30	30	30
Public Transport Improvements	91	48	48	30	
Fairhaven and Church Scar Coast Protection Scheme	9,606				
Fairhaven and Church Scar Coast Public Realm Works	360				
Accommodation/ facilities at Snowdon Rd Depot	200				
North Beach Car Park: Development of Toilet Facilities	185				
Stanner Bank car park - barrier scheme	50				
<b>Sub total</b>	<b>11,141</b>	<b>640</b>	<b>197</b>	<b>366</b>	<b>1,001</b>
<b>ENVIRONMENT, HEALTH &amp; HOUSING COMMITTEE</b>					
Disabled Facilities Programme	1,143	1,130	1,130	1,130	1,130
Housing Needs Grant	33				
Affordable Housing Scheme - Sunnybank Mill, Kirkham	0				
Church Road Methodist Church, St Annes	275				
Affordable Warmth Scheme	8				
Rapid Deployment CCTV Replacement Projects	27				
Cemetery and Crematorium - Infrastructure Works	294				
<b>Sub total</b>	<b>1,780</b>	<b>1,130</b>	<b>1,130</b>	<b>1,130</b>	<b>1,130</b>
<b>PLANNING COMMITTEE</b>					
St Annes Regeneration Schemes	315				
St Annes Road West – Square to Pier link and Gateway	110				
Lytham Regeneration Schemes	400	300	100		
Kirkham Public Realm Improvements	5				
M55 Link Road - S106 monies for design work	1,103				
Ansdell / Fairhaven - Public Realm scheme	10				
St Annes Pier - Coastal Revival Fund	24				
Tree Planting	25				
Kirkham and Wesham Station	15				
<b>Sub total</b>	<b>2,007</b>	<b>300</b>	<b>100</b>	<b>0</b>	<b>0</b>
<b>Total Expenditure</b>	<b>17,579</b>	<b>2,824</b>	<b>1,636</b>	<b>1,536</b>	<b>2,171</b>

**UPDATED 5 YEAR CAPITAL PROGRAMME 2019/20 TO 2023/24 - FINANCING**

	Estimate 2019/20 £000	Estimate 2020/21 £000	Estimate 2021/22 £000	Estimate 2022/23 £000	Estimate 2023/24 £000
<b>FINANCING:</b>					
Capital Receipts - General Asset Sales	45	45	45	45	45
Capital Receipts - Right to Buy Receipts	25	25	25	25	25
Better Care Fund / Disabled Facilities Grant	1,103	1,090	1,090	1,090	1,090
Disabled Facilities Grant Repayments - 'Housing Needs Grants'	33				
Section 106 Monies - St Annes	265				
Section 106 Monies - Lytham	130				
Section 106 Monies - Church Road Methodist Church, St Annes	275				
Section 106 Monies - M55 Link-Road	103				
Section 106 Monies - Public Transport Improvements	91	48	48	30	
Section 106 Monies - Staining Chain Lane Playing Fields	174				
Section 106 Monies - Kirkham and Wesham Station	15				
Capital Investment Reserve	1,976				
Capital Investment Reserve - <b>Budget Council Proposals March 19</b>	985	300	100		
Capital Investment Reserve - Underwriting max £343k - Fairhaven	32				
M55 Link-Road Reserve	1,000				
Funding Volatility Reserve - Fairhaven Restoration Project	400				
Other External Finance (see analysis below )	10,364	754	209	40	40
Direct Revenue Finance					
Prudential Borrowing	563	562	119	306	971
<b>Total Financing</b>	<b>17,579</b>	<b>2,824</b>	<b>1,636</b>	<b>1,536</b>	<b>2,171</b>

<b>Total surplus (-) / shortfall in year</b>	0	0	0	0	0
--	---	---	---	---	---

<b>Cumulative surplus (-) / shortfall</b>	0	0	0	0	0
---	---	---	---	---	---

See note below for external funding available to finance the above schemes:

**Other External Finance: Analysis**

LSP Performance Reward Grant	27				
Environment Agency - Fylde Coastal Preliminaries	9,206				
Lancashire County Council - Affordable Warmth Scheme	8				
Coastal Revival Fund - St Annes Pier	24				
Staining Parish Council	25				
Friends of Staining Open Spaces	1				
John Lees Charitable Trust	30				
New Fylde Housing - DFG Contribution	40	40	40	40	40
Heritage Lottery Fund - Fairhaven Restoration Project	594	714	169		
Sport England - Fairhaven Restoration Project - confirmed	100				
United Utilities - Fairhaven Restoration Project	60				
Lytham Schools Foundation - Fairhaven Restoration Project	15				
RSPB - Fairhaven Restoration Project	8				
Coastal Communities Fund - Fairhaven Restoration Project	130				
Lawn Tennis Association - Fairhaven Restoration Project	51				
Lancashire Environmental Fund - Fairhaven Restoration Project	30				
Café Tenant Contribution - Fairhaven Restoration Project	15				
	10,364	754	209	40	40