



Meeting Agenda

**Planning Policy Scrutiny Committee
Town Hall, Lytham St Annes
23 October 2007, 19:00pm**

**The main doors to the Town Hall will be open to the public at
6:40pm**

PLANNING POLICY SCRUTINY COMMITTEE

MEMBERSHIP

CHAIRMAN - Councillor John Bennett
VICE-CHAIRMAN – Councillor William Thompson

Councillors

Ben Aitken	George Caldwell
Michael Cornah	Trevor Fiddler
Keith Beckett	Maxine Chew
Lyndsay Greening	

Contact: Carolyn Whewell, St. Annes (01253) 658563,
Email: carolynw@fylde.gov.uk



CORPORATE OBJECTIVES

The Council's investment and activities are focused on achieving our five key objectives which aim to :

- Conserve, protect and enhance the quality of the Fylde natural and built environment
- Work with partners to help maintain safe communities in which individuals and businesses can thrive
- Stimulate strong economic prosperity and regeneration within a diverse and vibrant economic environment
- Improve access to good quality local housing and promote the health and wellbeing and equality of opportunity of all people in the Borough
- Ensure we are an efficient and effective council.

CORE VALUES

In striving to achieve these objectives we have adopted a number of key values which underpin everything we do :

- Provide equal access to services whether you live in town, village or countryside,
- Provide effective leadership for the community,
- Value our staff and create a 'can do' culture,
- Work effectively through partnerships,
- Strive to achieve 'more with less'.



A G E N D A

PART I - MATTERS DELEGATED

ITEM	PAGE
1. DECLARATIONS OF INTEREST: <i>If a member requires advice on Declarations of Interest he/she is advised to contact the Legal Services Executive Manager in advance of the meeting. (For the assistance of Members an extract from the pocket guide produced by the Standards Board for England is attached).</i>	4
2. CONFIRMATION OF MINUTES: <i>To confirm as a correct record the Minutes of the Cabinet meeting held on 13 September 2007 attached at the end of the agenda.</i>	4
3. SUBSTITUTE MEMBERS: <i>Details of any substitute members notified in accordance with council procedure rule 26.3</i>	4
4. EXTENDING YOUR HOME – SUPPLEMENTARY PLANNING DOCUMENT	7 – 185
5. SAVED LOCAL PLANS POLICIES	186 – 192
6. INTERIM HOUSING POLICY	193 – 259

Personal interests

8.—(1) You have a personal interest in any business of your authority where either—

(a) it relates to or is likely to affect—

- (i) any body of which you are a member or in a position of general control or management and to which you are appointed or nominated by your authority;
- (ii) any body—
 - (aa) exercising functions of a public nature;
 - (bb) directed to charitable purposes; or
 - (cc) one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union),

of which you are a member or in a position of general control or management;

- (i) any employment or business carried on by you;
 - (ii) any person or body who employs or has appointed you;
 - (iii) any person or body, other than a relevant authority, who has made a payment to you in respect of your election or any expenses incurred by you in carrying out your duties;
 - (iv) any person or body who has a place of business or land in your authority's area, and in whom you have a beneficial interest in a class of securities of that person or body that exceeds the nominal value of £25,000 or one hundredth of the total issued share capital (whichever is the lower);
 - (v) any contract for goods, services or works made between your authority and you or a firm in which you are a partner, a company of which you are a remunerated director, or a person or body of the description specified in paragraph (vi);
 - (vi) the interests of any person from whom you have received a gift or hospitality with an estimated value of at least £25;
 - (vii) any land in your authority's area in which you have a beneficial interest;
 - (viii) any land where the landlord is your authority and you are, or a firm in which you are a partner, a company of which you are a remunerated director, or a person or body of the description specified in paragraph (vi) is, the tenant;
 - (ix) any land in the authority's area for which you have a licence (alone or jointly with others) to occupy for 28 days or longer; or
- (b) a decision in relation to that business might reasonably be regarded as affecting your well-being or financial position or the well-being or financial position of a relevant person to a greater extent than the majority of other council tax payers, ratepayers or inhabitants of the ward, as the case may be, affected by the decision;

(2) In sub-paragraph (1)(b), a relevant person is—

- (a) a member of your family or any person with whom you have a close association; or
- (b) any person or body who employs or has appointed such persons, any firm in which they are a partner, or any company of which they are directors;
- (c) any person or body in whom such persons have a beneficial interest in a class of securities exceeding the nominal value of £25,000; or
- (d) any body of a type described in sub-paragraph (1)(a)(i) or (ii).

Disclosure of personal interests

9.—(1) Subject to sub-paragraphs (2) to (7), where you have a personal interest in any business of your authority and you attend a meeting of your authority at which the business is considered, you must disclose to that meeting the existence and nature of that interest at the commencement of that consideration, or when the interest becomes apparent.

- (2) Where you have a personal interest in any business of your authority which relates to or is likely to affect a person described in paragraph 8(1)(a)(i) or 8(1)(a)(ii)(aa), you need only disclose to the meeting the existence and nature of that interest when you address the meeting on that business.
- (3) Where you have a personal interest in any business of the authority of the type mentioned in paragraph 8(1)(a)(viii), you need not disclose the nature or existence of that interest to the meeting if the interest was registered more than three years before the date of the meeting.
- (4) Sub-paragraph (1) only applies where you are aware or ought reasonably to be aware of the existence of the personal interest.

- (5) Where you have a personal interest but, by virtue of paragraph 14, sensitive information relating to it is not registered in your authority's register of members' interests, you must indicate to the meeting that you have a personal interest, but need not disclose the sensitive information to the meeting.
- (6) Subject to paragraph 12(1)(b), where you have a personal interest in any business of your authority and you have made an executive decision in relation to that business, you must ensure that any written statement of that decision records the existence and nature of that interest.
- (7) In this paragraph, "executive decision" is to be construed in accordance with any regulations made by the Secretary of State under section 22 of the Local Government Act 2000(d).

Prejudicial interest generally

- 10.—**(1) Subject to sub-paragraph (2), where you have a personal interest in any business of your authority you also have a prejudicial interest in that business where the interest is one which a member of the public with knowledge of the relevant facts would reasonably regard as so significant that it is likely to prejudice your judgement of the public interest.
- (2) You do not have a prejudicial interest in any business of the authority where that business—
- (a) does not affect your financial position or the financial position of a person or body described in paragraph 8;
 - (b) does not relate to the determining of any approval, consent, licence, permission or registration in relation to you or any person or body described in paragraph 8; or
 - (c) relates to the functions of your authority in respect of—
 - (i) housing, where you are a tenant of your authority provided that those functions do not relate particularly to your tenancy or lease;
 - (ii) school meals or school transport and travelling expenses, where you are a parent or guardian of a child in full time education, or are a parent governor of a school, unless it relates particularly to the school which the child attends;
 - (iii) statutory sick pay under Part XI of the Social Security Contributions and Benefits Act 1992, where you are in receipt of, or are entitled to the receipt of, such pay;
 - (iv) an allowance, payment or indemnity given to members;
 - (v) any ceremonial honour given to members; and
 - (vi) setting council tax or a precept under the Local Government Finance Act 1992.

Prejudicial interests arising in relation to overview and scrutiny committees

- 11.—** You also have a prejudicial interest in any business before an overview and scrutiny committee of your authority (or of a sub-committee of such a committee) where—
- (a) that business relates to a decision made (whether implemented or not) or action taken by your authority's executive or another of your authority's committees, sub-committees, joint committees or joint sub-committees; and
 - (b) at the time the decision was made or action was taken, you were a member of the executive, committee, sub-committee, joint committee or joint sub-committee mentioned in paragraph (a) and you were present when that decision was made or action was taken.

Effect of prejudicial interests on participation

- 12.—**(1) Subject to sub-paragraph (2), where you have a prejudicial interest in any business of your authority—
- (a) you must withdraw from the room or chamber where a meeting considering the business is being held—
 - (i) in a case where sub-paragraph (2) applies, immediately after making representations, answering questions or giving evidence;
 - (ii) in any other case, whenever it becomes apparent that the business is being considered at that meeting;

unless you have obtained a dispensation from your authority's standards committee;
 - (b) you must not exercise executive functions in relation to that business; and
 - (c) you must not seek improperly to influence a decision about that business.
- (2) Where you have a prejudicial interest in any business of your authority, you may attend a meeting (including a meeting of the overview and scrutiny committee of your authority or of a sub-committee of such a committee) but only for the purpose of making representations, answering questions or giving evidence relating to the business, provided that the public are also allowed to attend the meeting for the same purpose, whether under a statutory right or otherwise.

REPORT



REPORT OF	MEETING	DATE	ITEM NO
STRATEGIC PLANNING AND DEVELOPMENT	PLANNING POLICY SCRUTINY COMMITTEE	23 RD OCTOBER 2007	4

EXTENDING YOUR HOME – SUPPLEMENTARY PLANNING DOCUMENT

Public item

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

Summary

The Extending Your Home Supplementary Planning Document (SPD), which forms part of the Council's emerging Local Development Framework, has been prepared jointly by Blackpool Council, and Fylde and Wyre Borough Councils. It provides detailed guidance for householders on house extensions in the three Boroughs.

The three Councils recognise that home owners may want to extend or alter their homes to meet the changing accommodation needs of families. However, whilst recognising homeowners desire to improve their properties, the potential impacts of these extensions on neighbours, and on the character of the local environment, has to be considered. This SPD document is intended to ensure;

1. Consistency and fairness in making decisions on planning applications;
2. That impacts on neighbours are acceptable;
3. That impacts on the character of the local environment are positive through adoption of good design principles; and
4. That the needs of home owners are met in so far as is compatible with the above.

Recommendation

1. To recommend to Council that the Supplementary Planning Document, attached as Appendix 1 to this report, be adopted for development control purposes.

Cabinet Portfolio

The item falls within the following Cabinet portfolio:

Development and Regeneration

Councillor Roger Small

Report

1. Background
 - 1.1 Work to produce updated guidance on house extensions began in 2004, and was discussed by Blackpool Council, and Fylde and Wyre Borough Councils jointly as part of a Planning Matters Joint Working Group set up in 2005.
 - 1.2 The three councils subsequently committed resources to undertake the production of a joint *Extending Your Home* SPD as part of this joint working arrangement and to facilitate the process an independent planning consultant was appointed to oversee and coordinate the work. The preparation of the guidance has been carried out in accordance with the provisions of the Planning and Compulsory Purchase Act 2004.
 - 1.3 The Draft SPD was considered by this Committee at its meeting on 28th June 2007. The draft (consultation version) guidance was published in July 2007 and consultation with identified stakeholders and the public took place between 9 August and 19 September 2007. A copy of the Statement of Consultation produced in response to that exercise is available in the Members Room. The changes required to change the document from draft to adopted version are also available as a schedule in the Members Room.
 - 1.4 A final document has now been prepared and is attached as Appendix 1 for Members' consideration. The SPD will provide guidance to applicants and their agents on the preparation of high quality and sustainable designs for planning permission for house extensions across the three Boroughs. The SPD will supplement and enhance "saved" policies from the adopted Blackpool, Fylde and Wyre Local Plans and will inform policies to be included in the Local Development Frameworks (LDF) including the core strategies that will replace the Local Plans. Furthermore, it will be used by the three Councils as a material consideration when determining planning applications on residential extensions or alterations. With each of the three Councils adopting the SPD a much greater degree of consistency will result providing more certainty for householders and their agents, many of whom submit householder applications to all three Council's.
 - 1.5 The SPD has been prepared having regard to the results of a Sustainability Appraisal (SA) at all stages. The SA considers the implications of the SPD from social, economic and environmental perspectives by assessing options and the draft SPD against available baseline data and sustainability objectives. A detailed document has now been prepared and is attached as Appendix 2 to this report.

- 1.6 A Screening Report has also been produced which concludes that no full Habitat Regulations Assessment (HRA) will be required for this SPD. The Screening Report has been published alongside the SPD & Sustainability Appraisal. A copy of the HRA Screening Report is attached as Appendix 3 to this report.
- 1.7 The recommendation to this report has been prepared on the basis that both Blackpool Council and Wyre Borough Council intend to adopt the SPD as presented. In the event that either is unwilling to adopt the SPD, as included in Appendix 1, it is proposed that prior to reporting to Council your officers liaise with the Portfolio Holder for Development and Regeneration and this Committee's Chairman and Vice-Chairman so as to undertake any necessary amendments.

IMPLICATIONS	
Finance	No direct implications
Legal	The SPD has been drafted in accordance with the Planning and Compulsory purchase Act 2004
Community Safety	The draft SPD includes information and advice relevant to crime prevention.
Human Rights and Equalities	No direct implications
Sustainability	Issues of sustainability have been taken into account in the preparation of this document and guidance on sustainable development is included
Health & Safety and Risk Management	No direct implications

Report Author	Tel	Date	Doc ID
Mark Sims	(01253) 658656	October 2007	

List of Background Papers		
Name of document	Date	Where available for inspection
Extending Your Home – Draft Supplementary Planning Document, Statement of Consultation	October 2007	Members' Room Town Hall St Annes; and www.fylde.gov.uk
Extending Your Home – Supplementary Planning Document - Proposed Changes to Draft Document	October 2007	Members' Room Town Hall St Annes; and www.fylde.gov.uk

Attached documents

**Appendix 1 : Extending Your Home – Supplementary Planning Document.
November 2007.**

**Appendix 2 : Extending Your Home – Supplementary Planning Document,
Sustainability Appraisal Report. November 2007.**

**Appendix 3 : Extending Your Home – Supplementary Planning Document, Habitats
Regulations Assessment. November 2007.**



Extending Your Home Supplementary Planning Document

Blackpool Council
Fylde Borough Council
Wyre Borough Council

Local Development Framework

Adopted November 2007



This and other Local Development Framework (LDF) documents are, or will be made available in large print, audiocassette, Braille or languages other than English. All requests for LDF documents in different formats should be made in the first instance to the Planning Policy Team of your Council at the address below. The three Councils will meet the cost of any reasonable request for providing LDF documents in different formats:

For further information please contact:

Blackpool Council
Planning Division
PO Box 17
Municipal Buildings
Corporation Street
Blackpool FY1 1LZ

Tel: 01253 476229 / 476225 / 476206

Email: planning@blackpool.gov.uk

Fylde Borough Council
Planning Policy Team
Town Hall
The Promenade
St Annes FY8 1LW

Tel: 01253 658686

Email: planningpolicy@fylde.gov.uk

Wyre Borough Council:
Planning Policy Team
Wyre Borough Council
Civic Centre
Breck Road
Poulton-le-Fylde FY6 7PU

Tel: 01253 887231 / 887220

Email: planning@wyrebc.gov.uk

GLOSSARY

Development Plan Document (DPD) A document setting out the Council's planning policies and proposals. They are subject to community involvement, consultation and independent examination. A sustainability appraisal is required for each development plan document.

Habitable Rooms: Much of the guidance in this document is concerned with protecting residential amenity and in particular the amenity of 'habitable rooms'. A habitable room (within houses, bungalows and flats) includes: -

- Bedrooms
- Kitchens
- Living rooms
- Principal dining areas

It **does not** include:-

- Bathrooms
- Halls/stairs or landings
- Utility rooms
- Conservatory
- Porch
- Garage

Each Council will take into account the future likely use of new extensions in determining whether a room is a habitable room.

Habitats Regulations Assessment is part of the sustainability appraisal process which assesses potential impacts of policies on European Designated Sites.

Local Development Document (LDD) Any document within the Local Development Framework. They comprise Development Plan Documents, Supplementary Planning Documents and the Statement of Community Involvement.

Local Development Framework (LDF) This is the term given to the new system of local development documents (LDDs), which will replace the existing Local Plan. Together the LDDs provide the Local Planning Authority's land use and spatial policies for the district.

Local Development Scheme (LDS) A three year programme which shows the local development documents to be produced and the timetable for their production.

Planning Policy Guidance (PPG) A series of documents setting out the Government's national land use planning policies e.g. housing, transport, and employment. They are currently being replaced by Planning Policy Statements.

Planning Policy Statement (PPS) A series of documents setting out the Government's national land use planning policies that will replace the previous Planning Policy Guidance notes.

Regional Spatial Strategy (RSS) Produced by the North West Regional Assembly. It forms part of the Development Plan for the three Councils and sets out the strategic context within which the Local Development Framework will be prepared.

Statement of Community Involvement sets out the processes to be used by each local authority in involving the community in the preparation, alteration and continuing review of all local development documents and development control decisions. The Statement of Community Involvement is an essential part of the new-look Local Development Frameworks.

Statement of Consultation / Statement of Compliance: A report or statement issued by local planning authorities explaining how they have complied with their Statement of Community Involvement during consultation on Local Development Documents.

Statutory Development Plan Consists of the Regional Spatial Strategy and Development Plan Documents. The starting point for the determination of planning applications.

Strategic Environmental Assessment (SEA) An appraisal of the impacts of policies and proposals on economic, social and environmental issues, required by European legislation. The three Councils are preparing combined SEA and Sustainability Appraisal documents.

Supplementary Planning Document (SPD) This is a local development document which provides additional advice and information relating to a specific policy or proposal in a Development Plan Document (DPD). It does not have DPD status and will not be subject to independent examination.

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A 3D architectural rendering of a residential street. In the foreground, a large white house with a gabled roof and several windows is shown. To its right, a smaller, taller house with a yellow roof and orange walls is highlighted. In the background, other houses and trees are visible. The text 'Part A' and 'Introduction and Background' is overlaid on the right side of the image.

Part A
Introduction and Background

A1 INTRODUCTION

Thinking of Extending Your Home?

- A1.1 If you are thinking about extending your home, this document provides guidance on the main points for you to consider. It sets out the matters that Blackpool Council, Fylde and Wyre Borough Councils will consider when deciding planning applications.
- A1.2 This document is a Supplementary Planning Document (SPD). Such documents are important since they are used by councils to set out their policies for dealing with detailed planning issues.

Do I Need Planning Permission?

- A1.3 In some cases “Permitted Development Rights” may allow you to make alterations to, or extend, your home without applying for planning permission. These rights may not apply in certain circumstances where tighter planning controls apply, including where:-
- your home is within a Conservation Area
 - your home is Listed
 - permitted development rights have been removed by a condition attached to a previous planning permission relating to the house
- A1.4 Information on Permitted Development Rights and the need for planning permission is set out on your Council’s web site (see Part B of this document for detail). See also the Government’s guide at: www.communities.gov.uk/pub/445/PlanningAGuideforHouseholders_id1500445.pdf and the interactive guide at www.planningportal.gov.uk/uploads/hhg/houseguide.html.

Get Advice

- A1.5 If you are in doubt about whether you need to apply for planning permission then you should contact your Council.
- A1.6 You are advised to use a competent architect or designer to prepare your planning application. They will be familiar with these guidelines and should help you to achieve a well-designed extension.

Building Regulations

- A1.7 Most building works need to comply with Building Regulations, even if planning permission is not required. The Building Regulations ensure that your house will be safe and fit to live in, and you will need to ensure that your design incorporates these various requirements before you submit your planning application. If this is not done you may need to submit a new planning application to take account of any changes to the design required to comply with the Building Regulations. Further information on the Building Regulations can be found on your Council’s web site or www.planningportal.gov.uk. See Part B of this document for Building Control contacts for your Council.

How to Use this Document

- A1.8 This document is intended to give householders and their agents a clear guide on how to approach the design of new residential extensions in a way that will help speedy and positive decisions to be made, thereby producing high quality, sustainable developments.
- A1.9 It is important that each section and design guidance policy is not read in isolation and that each design guidance note is considered.
- A1.10 The document is structured as follows:-

Part A:

Provides important background information and explains the process by which this draft Supplementary Planning Document has been prepared and how you can comment.

Part B:

Sets out other important information and guidance.

Part C:

Sets out the Main Design Guidance and Policies for the various types of home extension, outbuildings and other development within the curtilage of the dwelling. Whilst being an integral part of this document, Part C has been designed to enable applicants to obtain specific guidance to meet their particular circumstances and to act as “stand alone” leaflets.

Overall Purpose of the Guidance

These guidelines are aimed at helping you to extend your house or bungalow in a way that will:

- Match the design of your existing home
- Fit in with the character of the area
- Take account of the amenities of your neighbour

It is always worth asking yourself whether you would be happy if your neighbour did what you propose to.

Remember, a well-designed extension can add value to your home, whilst a poorly designed extension may not enhance the value of your home and may make it difficult to sell at a later date.

A2 BACKGROUND – WHY AND HOW THIS DOCUMENT HAS BEEN PRODUCED

A2.1 Blackpool Council, Fylde and Wyre Borough Councils have prepared this joint SPD to provide detailed guidance on house extensions in the three boroughs.

The Aims and Purpose of this Document

A2.2 The three Councils recognise that home owners may want to extend or alter their homes to meet the changing accommodation needs of families. However, whilst recognising the homeowners' desire to improve their properties, the Councils also have to consider the potential impacts of these extensions on neighbours and the character of the local environment.

A2.3 This SPD document is intended to ensure;

- consistency and fairness in making decisions on planning applications
- that impacts on neighbours are acceptable
- that impacts on the character of the local environment are positive through adoption of good design principles
- that the needs of home owners are met in so far as is compatible with the above

Extensions above First Floor Level

A2.4 This document deals with extensions at ground and first floor levels. Proposals for extensions above first floor level, for instance on Victorian or modern town houses, will need to be considered on an individual basis. Should you be considering an extension above first floor level you should consult your Council's Development Control Team.

A2.5 The SPD provides design guidance for extensions and alterations to residential properties across the District's of Blackpool, Fylde and Wyre. The SPD expands on the following "saved" polices of the existing Borough Local Plans:

Local Plan	Relevant Policies
Blackpool Local Plan (June 2006)	BH3, LQ1, LQ2, LQ6, LQ8, LQ9, LQ10, LQ14, NE3 and NE7
Fylde Borough Local Plan Alteration Review (October 2005)	HL4, HL5, SP2, SP3, and SP6,
Wyre Borough Local Plan (July 1999)	SP14, H4, ENV9, ENV10
Wyre Borough Local Plan 1st Deposit Draft 2001-2016 (April 2004)	CORE 11, HOUS2, ENVT9, ENVT10,

See Appendix 1 for further information

A2.6 “In preparing this document the Councils have also had due regard to other Development Plan policies including:

- The Adopted RSS (Regional Planning Guidance for the North West (RPG13)) which forms an integral part of the development plan
- The Submitted Draft Regional Spatial Strategy for the North West of England has now undergone a number of periods of consultation, with an Examination in Public which ended on the 15th February 2007. The Panel Report has now been published
- Appropriate policies of the Joint Lancashire Structure Plan (JLSP) 2001-2016
- JLSP ‘Landscape and Heritage SPG’ which is concerned with the quality and character of the built fabric

NB: Appropriate policies of the JLSP and the JLSP Landscape and Heritage SPG are saved until 30th March 2008. JLSP policies will no longer have effect once they are replaced with RSS policies. Similarly, JLSP policies will no longer have effect if they are not replaced with RSS policies, unless they are the subject of a direction from the Secretary of State to be saved for a longer period.’

Statutory Guidance and Procedures

A2.7 This Supplementary Planning Document has been prepared as part of the three Councils’ Local Development Framework¹, which is the new planning system introduced to replace the previous Local Plan system. Further information on the Local Development Framework system can be found on your Council’s web site or www.planningportal.gov.uk. Once adopted, this document will be used by the three Councils and Government Inspectors as a material consideration when considering planning applications and appeals.

Consultation and Public Involvement

A2.8 This SPD has been prepared following early consultation with key stakeholders and interested local groups. The draft SPD was subject to a six week statutory consultation exercise between 9th August and 19th September 2007. A Consultation Statement is available on the Councils’ web sites or can be inspected at council offices and local libraries. This statement sets out who has been consulted in the preparation of the SPD, how they were consulted, a summary of the main issues raised and how these issues have been addressed.

Commenting on this SPD

A2.9 This adopted SPD will be the subject of annual review by the three Councils. Should you wish to make a comment on this document which may be considered as part of this annual review please write to:

Head of Planning (Policy)
Fylde Borough Council
Town Hall, Lytham St Annes, FY8 1LW

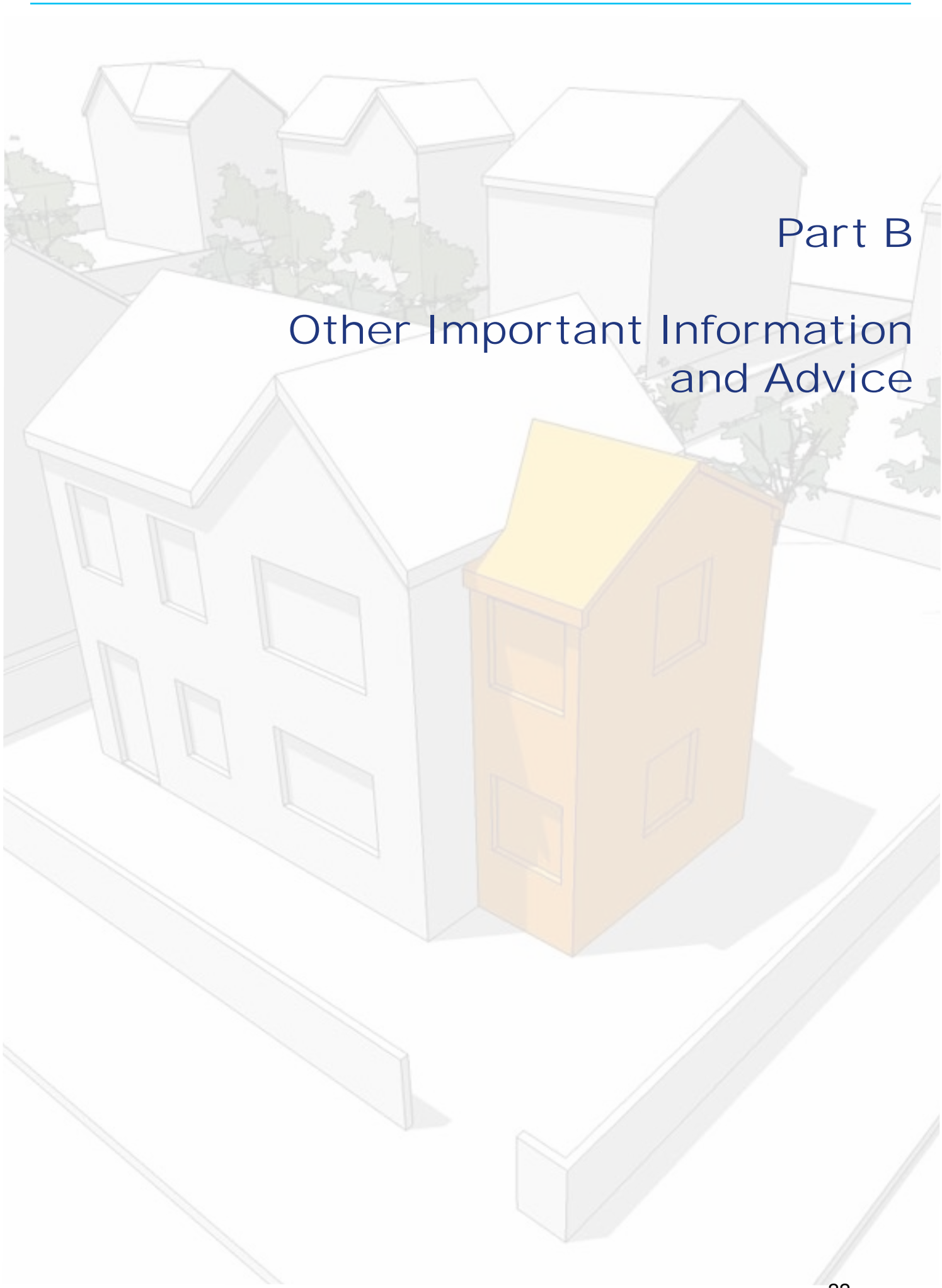
¹ Supplementary Planning Documents are produced in accordance with advice provided by the Government in PPS12: Local Development Frameworks and the requirements of the Town and Country Planning (Local Development) (England) Regulations 2004 (see www.planningportal.gov.uk)

Sustainability Appraisal

- A2.10 This document has been prepared having regard to the results of a Sustainability Appraisal (SA) at all stages. The SA considers the implications of the SPD from social, economic and environmental perspectives by assessing options and the SPD against available baseline data and sustainability objectives.
- A2.11 A copy of the SA is available on the Councils' web sites and can be inspected at all Council Offices and local libraries. Further information on the SA process can be found on the Councils' web sites and www.planningportal.gov.uk.

Habitats Regulations Assessment

- A2.12 Natural England have confirmed upon review of a Screening Report produced for the draft SPD that a full Habitats Regulations Assessment will not be required for this SPD. The Screening Report was published alongside the draft SPD & Sustainability Appraisal Report and is available for inspection on the Councils' websites.



Part B

Other Important Information and Advice

B1 INTRODUCTION

- B1.1 This section sets out other important and useful information for you to consider when developing your ideas and designs for extending your home.

B2 Building Control

- B2.1 Most building works need to comply with Building Regulations even if planning permission is not required. Building Control is a statutory service that regulates the built environment through the Building Regulations securing the health, safety and welfare of persons in or about buildings. This embraces the conservation of fuel, power and water as well as the welfare of disabled people. The Building Control service also controls demolition, and deals with dangerous structures and buildings. To ensure that your home will be safe and fit to live in you will need to ensure that your proposals meet appropriate Building Regulations. For further information please contact your Council's Building Control Officer at:

Building Control Contact Details

Council	Building Control Contact	Addresses
Blackpool Council	01253 476 219	Building Control Division Planning Department PO Box 17, Corporation Street Blackpool, FY1 1LZ
Fylde Borough Council	01253 658 674	Building Control Town Hall, St Anne's Road West St Anne's, FY8 1LW
Wyre Borough Council	01253 887 251	Building Control The Civic Centre, Breck Road, Poulton-le-Fylde, FY6 7PU

B3 Your Neighbours

- B3.1 It is recommended that you talk to any neighbours affected by your proposals before applying for planning permission. This may enable you to make amendments to the plans that are mutually acceptable and avoid unforeseen issues and delays later. In any event, your council will notify neighbouring properties of planning applications inviting any comments to be made in writing.

Party Wall Act, Boundaries and Neighbour Disputes

- B3.2 It is important to note that this document does not give guidance on preventing or resolving disputes which can arise in relation to party walls/ boundaries or excavations near neighbouring buildings,. For information on carrying out work near neighbouring buildings or resolving disputes, please refer to the booklet: The Party Wall Act 1996. Copies are available from the contact centres at each main Council office.

B4 Listed Buildings and Conservation Areas

- B4.1 If you live in a Listed Building or a Conservation Area, stricter planning rules apply. You may also need to apply for Listed Building Consent or Conservation Area Consent. Please contact your Council's Conservation Officer for more information.

Conservation Officer Contact Details

Council	Conservation Contact
Blackpool Council	01253 476 332
Fylde Borough Council	01253 658 434
Wyre Borough Council	01253 891 000

B5 Lancashire County Council Archaeology Service

If your application falls within an area of known archaeological interest, you should also consult with the Lancashire County Archaeology Service, who provide an advice service for all three councils on the historic environment and cultural heritage. Early consultation can help minimise the impact of proposals on the historic environment, and save time and money on re-drafting proposals at a later date.

Contact Details:

Lancashire County Archaeology Service

PO Box 9, Guild House, Cross Street, Preston, PR1 8RD.

Tel: 01772 533404 Fax: 01772 533423

Email: archaeology@env.lancscc.gov.uk

B6 Ownership

- B6.1 If any part of your extension, however small (e.g. a gutter overhang or any part of the foundation), will be on, or over your neighbour's land then you will also need their consent. You will need to serve the appropriate notice on them when you submit your application for planning permission.

B7 Covenants

- B7.1 Covenants or other restrictions in the Title Deeds or Lease of your home may require you to get someone else's agreement before carrying out certain work. You will need to check this yourself or ask a solicitor to assist. These will not affect the need or otherwise to obtain planning permission for any development.

B8 Rights to Light

- B8.1 You may need to get the agreement of your neighbour if your extension would block light to their windows. This will often be the case if your neighbour's home is over 20 years old and light to their windows has not been blocked before.

B9 Sewers and Services

- B9.1 If your extension will be over or near to any sewers or other services, you may need to obtain a 'Building over Agreement' or other consent from the service operator. It is your responsibility to find out whether any such services may be affected by the proposed development.

For further information please contact:

United Utilities North West
Asset Protection, Lingley Mere Business Park
Lingley Green Avenue, Great Sankey, Warrington WA5 3LP

Tel: 01925 537257 Fax: 01925 537516

B10 Special Circumstances

- B10.1 Personal circumstances, such as disability or specific requirements of minority groups, may make it difficult to provide the necessary facilities within the guidance set out in this SPD. The Council may interpret these guidelines flexibly in such circumstances, but proposals that significantly deviate from them are still unlikely to be appropriate. Consideration of personal circumstances will be assessed on a case-by-case basis. Standards may be relaxed where an extension would provide basic facilities that are lacking from a house, such as a bathroom.

B11 Joint Applications

- B11.1 Where two neighbours, whose properties are joined, both wish to extend their houses, it is possible for both proposals to be submitted and considered as one planning application. Submitting a joint application with your neighbour can, in some circumstances, provide an opportunity for larger extensions to be built that would not normally be acceptable within the constraints set out in this SPD.
- B11.2 Where a joint application is submitted, one of the neighbours would need to put their details forward as the applicant, and that applicant would need to serve the appropriate notice on their own neighbour and complete and submit Certificate B of the application form. The drawings should show the proposed extensions of both properties and the location plan should have a red line drawn around both properties.
- B11.3 Where a joint application is approved, a condition would normally be attached requiring both extensions to be built and completed at the same time. This would prevent the construction of one of the extensions where that extension would have an unacceptable impact on the neighbouring property in the absence of the other extension.

Please note that a joint application would still require a fee for each property. Further information on joint applications can be obtained from your Council.

B12 How To Make A Planning Application

- B12.1 The exact procedure and fees for making a householder planning application are subject to change from time to time. Current advice and fees are set out in guidance notes accompanying planning application forms which can be downloaded from your council's web site or obtained from your council's Planning Administration section.

B13 Whom To Contact

B13.1 For further information regarding this document and extensions and alterations to your property please contact:

Council Contact Details

Council	Contact
Blackpool Council	South Area: 01253 476 196 North Area: 01253 476 6193
Fylde Borough Council	01253 658 435
Wyre Borough Council	01253 891 000

B14 Sustainable Development and Climate Change

B14.1 It is now widely accepted that man-made climate change is the greatest environmental issue that the world faces today.

B14.2 It is now recognized that all of us need to respond through changes in our everyday lives and behavior to the challenges of climate change if we are to protect our environment and resources and avoid the dangers of increasing temperatures, rises in sea level, droughts, floods and storms and other unforeseeable impacts.

B14.3 All buildings have an impact on the environment through the consumption of finite materials, energy and water during construction and subsequently through their occupation and use. In the UK, it is estimated that buildings produce 50% of total carbon dioxide emissions and consume half of the nation's energy requirement. Adopting sustainable design and construction methods, even for household extensions, can help reduce the harmful impacts of buildings and contribute to reductions in the rate of climate change.

B14.4 There is a whole range of sustainability issues which need to be considered when designing and building an extension to your home including:

- use of appropriate locally sourced, recycled, and carbon neutral materials where possible
- use of local skills and labour
- reducing energy consumption, and adoption of appropriate renewable energy technology
- minimizing waste during construction (see below)
- water conservation (see below)
- potential impacts on biodiversity and Protected Species (see below);
- flood risk (see below), and
- crime prevention (see below)

B14.5 Further useful information on climate change, sustainable construction and energy saving techniques can be found via the following web links:

www.climatechallenge.gov.uk
www.sustainable-development.gov.uk
www.sustainableconstruction.co.uk
www.energysavingtrust.org.uk

- B14.6 In addition, the North West Regional Assembly has published the following documents and guidance relating to sustainable construction and development:
www.nwra.gov.uk/sustainabledevelopment

North West Best Practice Design:

www.rpg.nwra.gov.uk/documents/index.php?group_id=140&expand=

North West Sustainability Checklist for Developments:

www.nwra.gov.uk/downloads/documents/mar_07/nwra_1173866863_NW_Sustainability_Checklist_fo.xls

- B14.7 Please also check your Council's web site for up to date links to sustainable development information.

Waste Minimisation

- B14.8 Policy 86 of Lancashire's Minerals and Waste Local Plan ' General Development and Waste Minimisation' requires development proposals to include details of measures to minimise waste and manage its effects. It explains that applications that do not adequately address these requirements will not be permitted.

- B14.9 Lancashire County Council are currently preparing guidance for applicants and local authorities in the form of a Supplementary Planning Document (SPD) to provide detailed guidance as to how this planning policy should be implemented.

- B14.10 The SPD will offer guidance on three key issues:

- designing buildings to facilitate recycling;
- incorporating recycled building materials into new developments, and
- managing waste generated during construction

- B14.11 Consultation on the Draft SPD ended in January 2007, and the document is expected to be adopted during 2007. Applicants for extensions should consult the adopted document when designing their proposals. (see www.lancashire.gov.uk/environment/lmwlp/lancsmwdf/mwdspd.asp).

Water Conservation

- B14.12 Whilst there is no current shortage of potable water in the north west of England, predictions on global warming and increased use of water means we cannot be complacent. When you extend your home you have an opportunity to implement water saving methods by design. This includes low volume taps (except at the kitchen sink), low volume shower heads, dual flush toilets, save-a-flush devices. In this way, you can help contribute to water conservation and contribute to sustainable development in our communities.

Flood Risk

B14.13 Current Environment Agency Flood Maps show that substantial parts of the area covered by this Joint SPD are shown within:

- Flood Zone 3, ie High probability having a 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year), and
- Flood Zone 2 (Medium probability having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% – 0.1%) or between a 1 in 200 and 1 in 1000 annual probability of sea flooding (0.5% – 0.1%) in any year.

B14.14 Whilst domestic extensions are defined as minor development in PPS 25 (Development and Flood Risk) paragraph E9 and D15 of the PPS requires that *all applications except those that fall within Flood Risk Zone 1 (Low Risk), should be supported by an appropriate flood risk assessment.*

B14.15 Paragraph D 17 of PPS 25 advises developers (including home owners) to consult the Environment Agency's flood risk standing advice for the requirements for a flood risk assessment. Standing advice can be accessed through the Environment Agency website at http://www.environment-agency.gov.uk/aboutus/512398/908812/908815/?version=1&lang=_e

B14.16 In accordance with the advice of the Environment Agency and PPS25, *all applications for domestic extensions where the dwelling is located within Flood Risk Zones 2 or 3 will be required to submit an appropriate Flood Risk Assessment* (see Appendix 2) in support of their application.

Protected Species

B14.17 Species such as bats, which use roof spaces as roost or hibernation sites, and birds which nest under the eaves of buildings are protected from harm by law. Applications for developments that involve alterations to existing roof spaces, listed buildings, pre-1939 houses, barns or other traditional buildings and, any work involving disturbance to trees or hedges may have an impact upon protected species. If the presence of bats or birds is suspected then an application may need to include a survey report, together with details of mitigation measures to safeguard the protected species from the adverse effects of the development. The Council may impose planning conditions or obligations on planning permissions to ensure that these measures are implemented. Such measures may simply include, for example, avoiding carrying out any work during the bird breeding season, or the inclusion of artificial nest boxes as part of the development. The Council may refuse permission for developments where inadequate survey and mitigation details are included with an application.

B14.18 For further information please visit the Natural England web site, www.naturalengland.org.uk. Other useful information can be found at: www.bats.org.uk and www.rspb.org.uk.

Microgeneration Equipment

B14.19 In April 2007 the Government published a consultation paper outlining its proposals for reforming the system governing what householders can do to their own property without the need to apply for planning permission so as to allow the easier installation of microgeneration technologies. The consultation paper proposes to relax and clarify permitted development rights in respect to installation of microgeneration equipment in and around domestic buildings. Different proposals are set out for normal buildings and those located within Conservation Areas.

B14.20 Consultation on these proposals ended on 27th June 2007. At the time of adopting this document final amendments to Permitted Development were not available. As part of their Annual Monitoring, the Councils will consider the need to review or amend this document in the light of any changes to permitted development.

Crime Prevention

B14.21 Please remember to consider crime prevention issues, including home and personal security, when designing your extension, including:

- Will the extension make it easier to gain access to your or your neighbour's property?
- Will it create areas where surveillance would be difficult?
- Will the security of existing boundary fencing etc be compromised? Could fencing etc be improved at the same time?
- Include installation of robust doors/ windows and quality locks (check with your home insurance company)
- Take the opportunity to consider installing appropriate electronic security devices
- Consider security lighting requirements, but remember the need to use energy efficient equipment, and
- Consider security during construction, for instance:
 - Potential theft of materials and equipment
 - Ensure all windows are secured when scaffolding is erected, and
 - Secure all ladders/ tools etc which could be used to gain access to your property

B14.22 Further information on the concept of Secured by Design can be found on www.securedbydesign.com.

Domestic Security Lighting

B14.23 Well designed, installed and maintained security lights can provide home owners with a sense of security. However, domestic security lighting is often installed, albeit by well meaning home owners, without consideration of its suitability for the task and its potential effect on neighbours and the environment. Domestic security lights should provide the minimum level of illumination necessary to light a property, and not the neighbourhood.

B14.24 Advice on the design of appropriate domestic lighting which minimises energy consumption, nuisance and light pollution can be found on the Institution of Lighting Engineers web site www.ile.org.uk.

B15 Enforcement

B15.1 When planning permission is granted for any development, including an extension to your house, that permission only relates to the approved plans and development must be carried out entirely in accordance with those approved plans and any conditions imposed on the planning permission. If the extension is not built in strict accordance with the approved plans, or if any of the conditions of the planning permission is not complied with, that would constitute a breach of planning control and the development will be unauthorised. Under such circumstances, the Council has the right to take enforcement action to secure satisfactory compliance with the planning permission.

-
- B15.2 It should be noted that a breach of planning control does not constitute an offence in law unless or until any enforcement notice, served by the Council to remedy the breach, is not complied with. The main objectives of planning enforcement are:
- To promote compliance with planning requirements
 - To remedy the undesirable effects of unauthorised development
 - To bring unauthorised activity under control to maintain the credibility and achieve the purpose of the planning system
 - To strike an acceptable balance between protecting the amenity of citizens and other interests of acknowledged importance, and allowing development to take place
- B15.3 In deciding whether or not to take enforcement action, the Council must consider if it is appropriate to do so. It must consider whether the breach of planning control unacceptably affects public amenity or safety, or the existing use of land or buildings merit protection in the public interest. This means that a judgement has to be made in each case as to the seriousness of the breach and the level of any harm that it causes.
- B15.4 If you do not build your extension in accordance with the approved plans and relevant conditions you could be subject to enforcement action which could require you to, at least, make alterations, and possibly to carry out more extensive remedial works including demolition.
- B15.5 Even where the Council decides that enforcement action is not appropriate, you should be aware that the development would remain unauthorised and this could cause you future problems, for example, if you wanted to sell the property, because any prospective purchasers solicitor would want to see evidence that any works carried out to the property were authorised.

A 3D architectural rendering of a residential street. In the foreground, a white house with a gabled roof has a taller, narrower extension added to its side. This extension is colored orange and has a yellow roof. The extension has two windows on the ground floor and one on the upper floor. To the left of the extension is a larger white house with a gabled roof and several windows. In the background, there are more houses and some greenery. The scene is viewed from an elevated perspective.

Part C

Design Guidance Notes for
Extending Your Home

C1 INTRODUCTION

- C1.1 This section sets out the Design Notes and Guidance that Blackpool Council, Fylde and Wyre Borough Councils will consider when determining planning applications for domestic extensions and alterations.
- C1.2 Whilst it is intended that these Notes and Guidance will apply in most circumstances, it is accepted that there may be other material considerations such as topographical or other site conditions or site history which may justify some relaxation. The Council may interpret these guidelines flexibly in such circumstances, but proposals that significantly deviate from them are still unlikely to be appropriate.

How to Use this Section

- C1.3 When considering the design of your extension you should:

Step 1: First consider the general guidance and policies set out in Design Note 1 which is applicable to all types of extension, and

Step 2: You should also refer to the particular Design Note/s below which apply to your particular circumstances

Step 3: Refer to Section B13: Sustainable Development in the main report

Design Note 2: Single Storey Side Extensions

Design Note 3: First Floor Side Extensions

Design Note 4: Single Storey Rear Extensions

Design Note 5: First Floor Rear Extensions

Design Note 6: Dormers and Roof Extensions

Design Note 7: Corner Extensions

Design Note 8: Front Extensions (including large porches)

Design Note 9: Conservation Areas and Listed Buildings

Design Note 10: Rural Areas

1. Planning Policy Statement 1 'Delivering Sustainable Development' sets out the Government's planning policies on the delivery of sustainable development through the planning system. It states that "good design ensures attractive, usable, durable and adaptable places and is a key element in achieving sustainable development". This policy statement will be taken into account when considering any planning application for built development.

2. The character of any neighbourhood comprises a number of elements including:

- Form, layout and architectural style of buildings
- The materials used
- Local landscape setting and
- Local topography

3. Any alterations or extensions to a property should respect the general scale, character, proportions, details and materials of the original structure and complement the general character of the surrounding area.

4. An extension should normally be designed to appear subordinate to the original dwelling so that it does not visually dominate it. When designing an extension or alteration, you need to have regard to the following key elements:-

- Its scale and proportions
- Roof form and pitch
- Windows and door shapes/proportions
- Gardens and landscaping
- Boundary walls, gates and piers
- Pedestrian and vehicular access and car parking

5. Similarly, the external facing materials should match or harmonise with the form, colour and texture of the original property, particularly on elevations that are visible from the street.

Design Guidance 1A: General Design Principles

- i) The main design features of the original property should, where appropriate, be reflected in the extension.
- ii) Proposals that fail to complement the architecture of the original property or incorporate materials sympathetic in size, colour and texture will not be permitted.

Bulk and Scale

6 Over-large extensions can dominate and have a very harmful effect on the appearance of the original property, adjoining properties and the character of the surrounding area. Traditionally, extensions are smaller and subordinate to the original building.

7 Large extensions can have a noticeable impact on the amenities of neighbours. They can have an overbearing and enclosing impact on neighbours especially where main windows to their habitable rooms face onto extensions particularly two-storey or first floor extensions.

1

Design Note

GENERAL DESIGN PRINCIPLES TO CONSIDER WHEN DESIGNING AN EXTENSION OR ALTERATION TO YOUR HOME

Design Guidance 1B : Bulk and Scale

- i) The bulk and scale of the extension should appear subordinate to the original property, should not change the general character of the area and should not form an overly dominant feature in the street or as seen from neighbouring homes or garden areas.
- ii) Proposals that result in a built form that is overly dominant and is out of scale with its immediate context or fails to be visually subordinate to the host building will not be permitted.

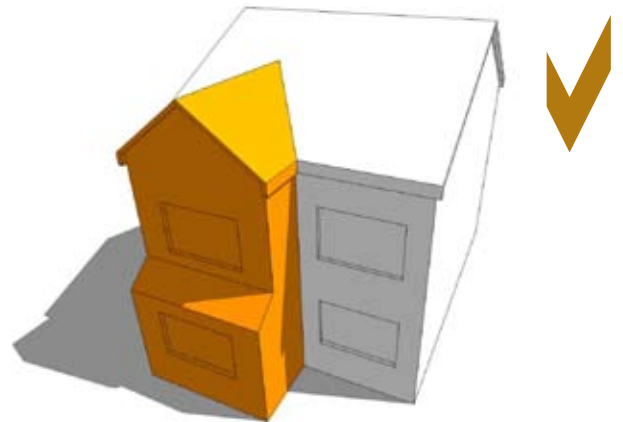
Daylight And Sunlight

- 8 Most home extensions will cause some degree of shadowing. Any extension should be located and kept to a size which does not cause unacceptable overshadowing of, or loss of natural daylight to a neighbouring property.
- 9 Side facing habitable room windows in the neighbouring property will be afforded the same protection as rear facing ones unless they are secondary windows (i.e. they are to a room already served by one or more larger windows).
10. The accompanying Design Notes provide guidance and policies taking into account issues of light for specific types of extension.

Subordinate Side Extension



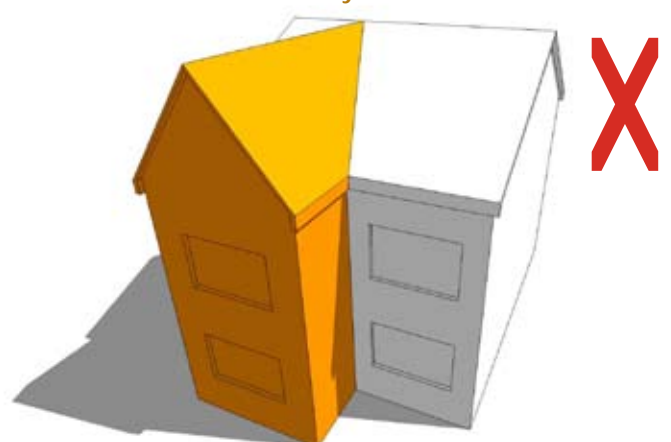
Subordinate Rear Extension



Overly Dominant Side Extension



Overly Dominant Rear Extension



Design Guidance 1B:
Examples of Good and Bad Design Practice for Rear and Side Extensions

Design Guidance 1C : Daylight and Sunlight

- i) Extensions that result in an unacceptable loss of daylight or sunlight to neighbouring properties will not be acceptable.

Overlooking And Privacy

- 11 Neighbours are entitled to enjoy a reasonable degree of privacy within their house and garden areas. Home extensions can reduce privacy if not designed well.
- 12 Habitable room windows should be positioned such that if they directly face other habitable room windows on neighbouring properties there should be adequate distance between them to prevent direct overlooking.
- 13 Conservatories located along or close to boundaries can result in poor levels of privacy for both you and your neighbours.
- 14 Balconies can result in severe overlooking and loss of privacy to neighbours especially where they are close to other properties or gardens with no opening windows.
- 15 The presence of trees, hedges, or other soft landscaping that provides a screen between properties will not justify a reduction to the separation distance required as they are non permanent features.

Design Guidance 1D: Overlooking and Privacy

- i) Windows to habitable rooms at ground level should not enable or allow an unrestricted view into neighbouring garden areas or into ground floor windows of any other property.
- ii) Windows to first floor habitable rooms that overlook neighbouring garden areas should be a minimum of 10.5 metres from boundaries they face.
- iii) Windows to habitable rooms at first floor level should be a minimum of 21 metres from any facing habitable room windows in neighbouring properties. A relaxation of this distance may be considered where the relationship between the extension and the window(s) is oblique.
- iv) Extensions sited adjacent or close to a boundary should have a blank side facing the neighbour, obscure glazing and non opening windows, or be screened by a fence or wall that extends above eye level when viewed from within the extension.
- v) Balconies should only be sited or screened so as not to cause loss of privacy to neighbours.

Access and Car Parking

16. The design of extensions should not result in the loss of existing off-street parking provision, unless it can be demonstrated that alternative provision can be made elsewhere within the curtilage, without causing detriment to the overall streetscape, an unacceptable loss of amenity space, and without causing a traffic hazard or harming the amenities of neighbours.
17. Parking provision should be consistent with the latest appropriate guidance (currently set out in Joint Lancashire Structure Plan 2001 to 2016, access and parking SPG, 2005 see <http://www.lancashire2016.com/accessparking.asp> (or as amended from time to time)).
18. This currently provides for car parking to be provided at a ratio of 1 space for a single bed dwelling, 2 spaces for a two or three bed dwelling, and 3 spaces for a larger property (including garages). Relaxation of the parking standards may be accepted in highly accessible locations.
19. Car parking spaces occupy a space 2.5m by 5.0m but parking spaces in front of a garage should be 2.5m by 5.5m to allow for the unobstructed opening/closing of garage doors.
20. A new garage must have internal dimensions of at least 6m by 3m in order for it to count as a car parking space.
21. On main roads, such as classified roads or roads with a speed limit greater than 30mph, turning space should be provided within the site. Proposals that result in the loss of existing manoeuvring facilities are unlikely to be acceptable. Appropriate visibility will also be needed, the standards for which will vary depending on the location and site.
22. Where gates are proposed, they should be positioned to allow a vehicle to park off the carriageway even when the gates are closed. So gates should be set at least 5 metres from the back edge of the footpath and open into the site.
23. The creation of a new hardstanding and access is only likely to require planning permission if the access is to/from a classified road or where permitted development rights have been withdrawn.

- 1 Whilst side extensions can be an effective way of providing garaging space or more living space, they can have a big impact on the character of the street.
- 2 Sufficient space should be allowed in front of new garages to ensure that cars can be parked clear of the highway and, where a new garage results in the loss of an existing car parking space, it should be large enough to reasonably accommodate an average sized car (see Design Note 1).

Design Guidance 2: Single Storey Side Extensions

- i) The form and design of side extensions should incorporate roofs which complement that of the original property.
- ii) In a street characterised by regularly spaced properties of similar design and scale, single storey side extensions should be set back from the front main wall of the property by a minimum of 1 metre.
- iii) Single storey extensions which, if repeated on neighbouring homes, would create a linking effect and join properties, must be sited a minimum of 1 metre from the side boundary with the neighbouring property. This requirement may be relaxed if the property and its neighbour have significantly staggered building lines and an alternative means of access to the rear.
- iv) Side extensions should not result in a reduction in the number of usable car parking spaces within the site.

- v) Side extensions should not result in hard surfacing a significant proportion of front garden areas for car parking, where the loss of grassed or landscaped areas would detract from the character of the area.
- vi) A minimum of 5.5 metres length of parking space should be provided/retained between any garage and the highway.
- vii) Where a new garage is proposed which results in the loss of an existing off street parking space, the new garage must have internal dimensions of at least 6 metres long and 3 metres wide.

2

Design Note

Design Guidance 2:
Single Storey Side Extension to Two Storey Dwelling -
Poor Design Practice



Design Guidance 2:
Single Storey Side Extension to Two Storey Dwelling -
Good Design Practice



Design Guidance 2:
Single Storey Side Extension to
Single Storey Dwelling - Poor Design Practice



Design Guidance 2:
Single Storey Side Extension to
Single Storey Dwelling - Good Design Practice



- 1 Two storey side extensions can easily change the character of a street by linking together semi detached or detached properties to create a terraced effect. The loss of this visual gap between properties is to be avoided, with a minimum gap of 1 metre to the boundary being maintained.

Design Guidance 3: First Floor Side Extensions

- i) The form and design of side extensions should incorporate roofs which complement that of the original property.
- ii) First floor side extensions which, if repeated on neighbouring properties, would create a linking effect and join them, must be sited a minimum of 1 metre from the side boundary with the neighbouring property. This requirement may be relaxed if the property and its neighbour have significantly staggered building lines and an alternative means of access to the rear.
- iii) In a street characterised by regularly spaced properties of similar design and scale, first floor side extensions should be set back from the front main wall of the property by a minimum of 1 metre. The ridge level of the extension shall be set a minimum of 0.5 metres lower than the apex of the roof of the original building.
- iv) Side extensions should not result in a reduction in the number of usable car parking spaces within the site.

- v) Side extensions that include proposals for providing additional or replacement car parking spaces on front garden areas where the loss of grassed or landscaped areas would detract from the character of the area will not be permitted.
- vi) A minimum of 5.5 metres length of parking space should be provided between any garage and the highway.
- vii) Where a new garage is proposed which results in the loss of an existing off street parking space, the new garage must have internal dimensions of at least 6 metres long and 3 metres wide.

3

Design Note

Design Guidance 3: Avoiding the Terracing Effect



Poor Design Practice



Poor Design Practice



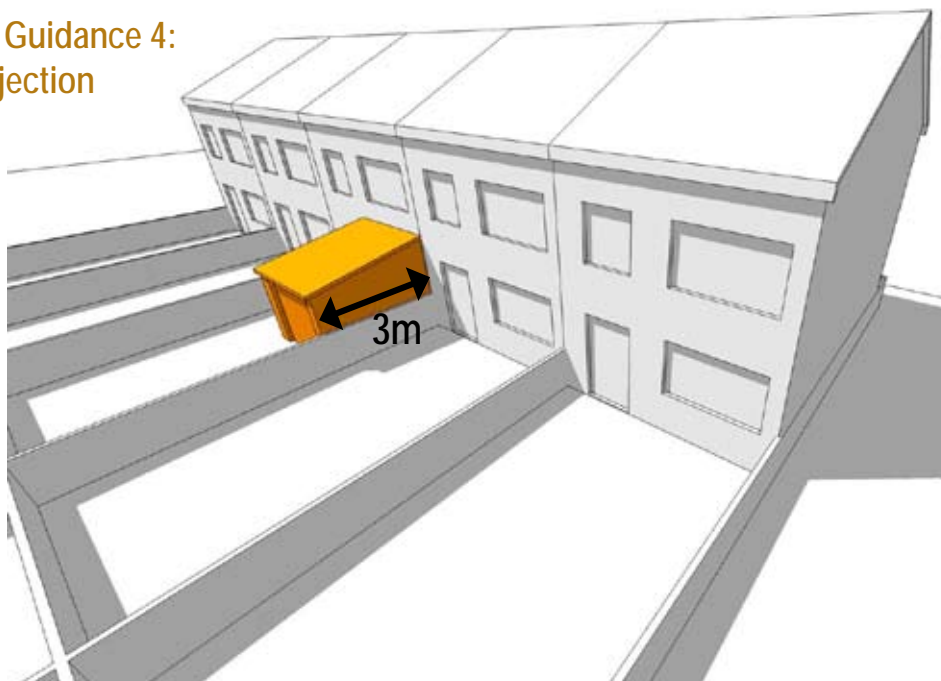
Good Design Practice

- 1 Rear extensions (and conservatories) can have a significant effect on the amenities of neighbours, because, if badly designed, they can result in a loss of outlook, overshadowing, overlooking, or could have an overbearing and oppressive impact.
- 2 In normal circumstances some form of single storey rear extension will usually be acceptable. In order to ensure that the neighbouring property does not suffer an unacceptable loss of amenity the rearward projection of the extension will be limited by the distance between the extension and the boundary to the neighbour's property. The shorter the extension, the less the impact on the neighbour is likely to be.
- 3 Any extension which includes habitable accommodation at first floor level or which has an eaves level above single storey level, will count as a two storey extension for the purpose of applying the policies/guidelines in this document.

Design Guidance 4: Single Storey Rear Extensions

- i) Single storey or ground floor rear extensions on a boundary should not project more than 3 metres from the main rear wall of the adjoining neighbouring property/properties.
- ii) A single storey or ground floor rear extension set off a boundary shall not project by more than the set off distance plus 3 metres from the main rear wall of the adjoining neighbouring property/properties. (For instance, if the extension is set off the boundary by 0.5 metres then the maximum total projection shall be 3.5 metres)

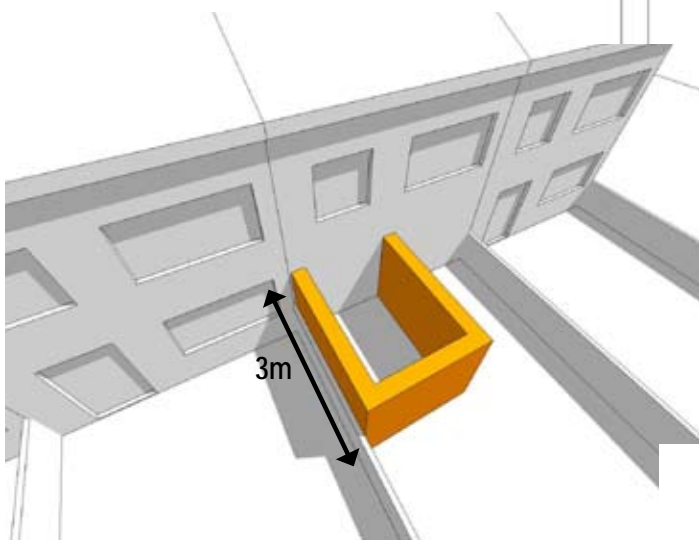
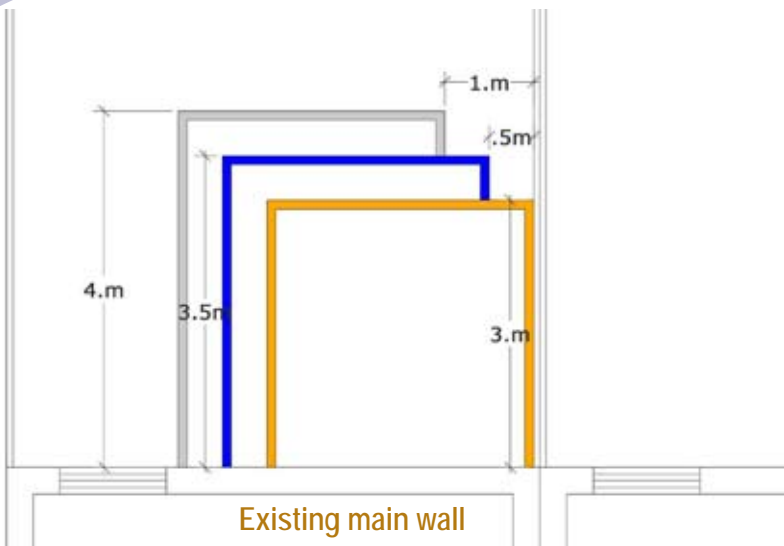
Design Guidance 4: 3m Projection



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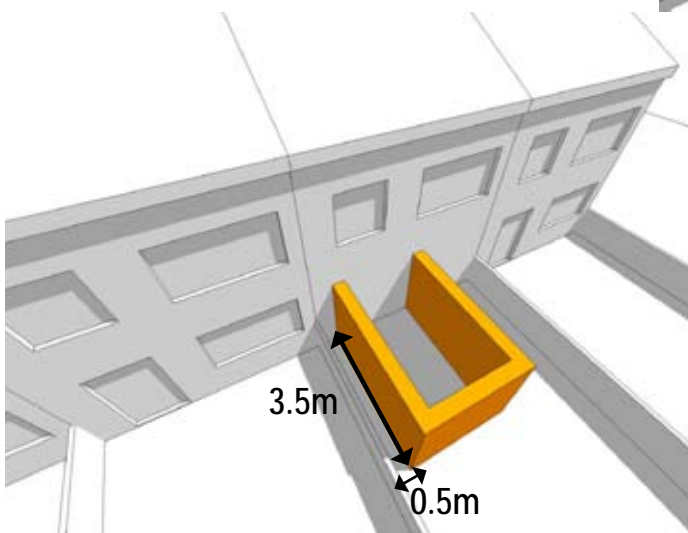
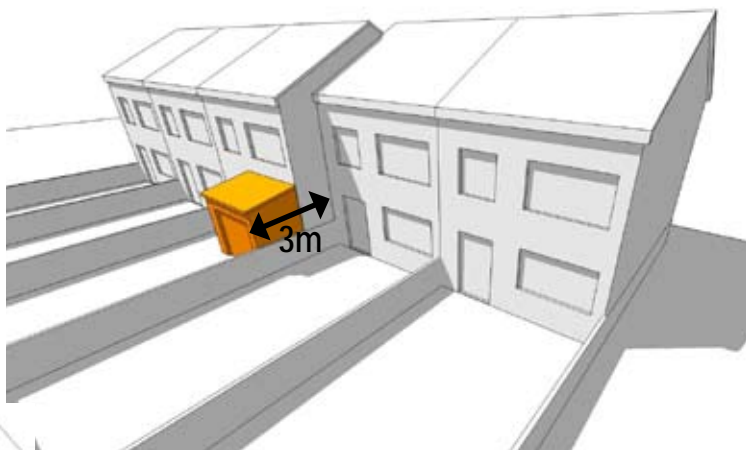
Design Note

Design Guidance 4:
Maximum Projection
Single Storey Rear Extension Plan View



Design Guidance 4:
3m Projection along boundary

Design Guidance 4:
3m Projection Staggered Building Line



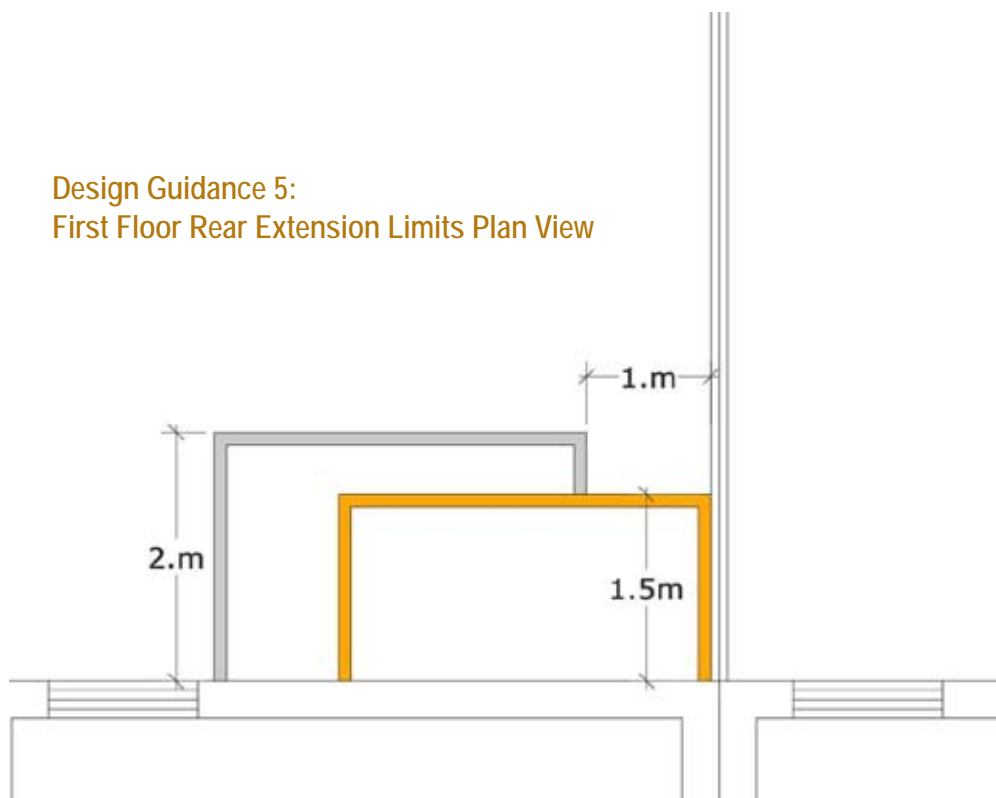
Design Guidance 4:
Max 3.5m Projection when set back 0.5m
from boundary

- 1 Rear extensions (and conservatories) can have a significant effect on the amenities of neighbours because, if badly designed, they can result in a loss of outlook, overshadowing, overlooking, or could have an overbearing and oppressive impact.
- 2 Rear extensions can also sometimes be visible from public areas. In these cases the effect they have on the appearance or character of the area will also have to be taken into account.
- 3 Two-storey rear extensions, or first floor rear extensions, are often not acceptable in normal situations. This is because of loss of privacy to neighbours (see guidelines on overlooking and privacy) or overshadowing of neighbours' property. Two storey extensions will be more acceptable if they are set away from the boundary with neighbours, or where there are wide gaps between the properties.
- 4 Because of the greater height of two storey extensions it is more important that they relate well to the original property, especially the form of the roof.

Design Guidance 5: First Floor Rear Extensions

- i) First floor rear extensions on the boundary should not project more than 1.5 metres from the main rear first floor level wall of the adjoining neighbouring property/properties.
- ii) First floor extensions set off the boundary shall not project by more than half the set off distance plus 1.5 metres from the first floor rear wall of the adjoining neighbouring property. (For instance if the extension is set off the boundary by 0.5 metres then the maximum total projection at first floor level shall be 1.75 metres).

Design Guidance 5: First Floor Rear Extension Limits Plan View



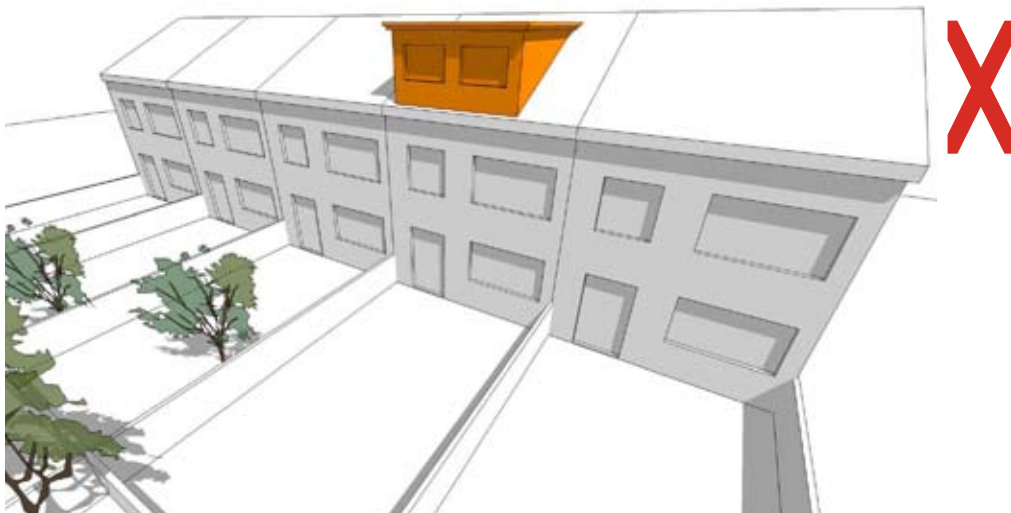
- 1 Because of their prominent position, dormers and roof extensions can have a significant effect on the appearance and character of a property or street.

Design Guidance 6: Dormers and Roof Extensions

- i) In general dormers should:
- a) Be contained well within the body of the roof, by being well set back from the party/end walls, below the ridge of the roof and above the eave gutter line.
 - b) Not normally occupy an area which is greater than 35% of the area of the plane of the roof into which it will be sited.
 - c) Line up vertically with the existing fenestration below.
 - d) Have a pitched roof in matching materials wherever possible.
 - e) Be constructed with cheeks and pitched roofs clad in tiles or slates of a matching colour and texture of the existing roof, and not be clad in board or plastic.

- ii) Exceptions to the above requirements depend on:
- a) The character of the house and the area.
 - b) Whether there are a large number of dormer extensions of a particular style in the immediate area.
 - c) Whether the dormer is a typical feature found in a property of that age.

Design Guidance 6:
Rear Dormer on Two Storey Dwelling -
Poor Design Approach



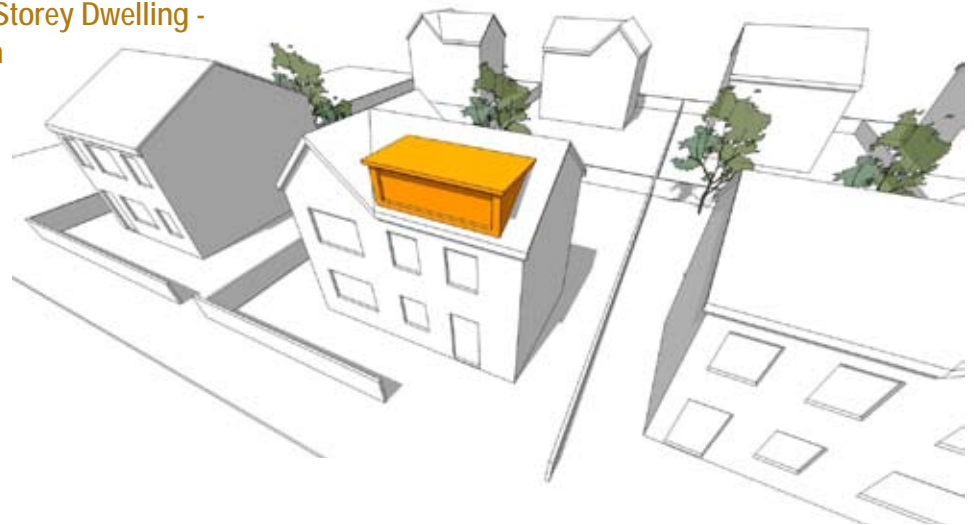
6

Design Note

Design Guidance 6:
Rear Dormer on Two Storey Dwelling -
Good Design Approach



Design Guidance 6:
Front Dormer on Two Storey Dwelling -
Poor Design Approach



Design Guidance 6:
Front Dormer on Two
Storey Dwelling -
Good Design Approach



Design Guidance 6:
Side Dormer on Single Storey Dwelling -
Poor Design Approach



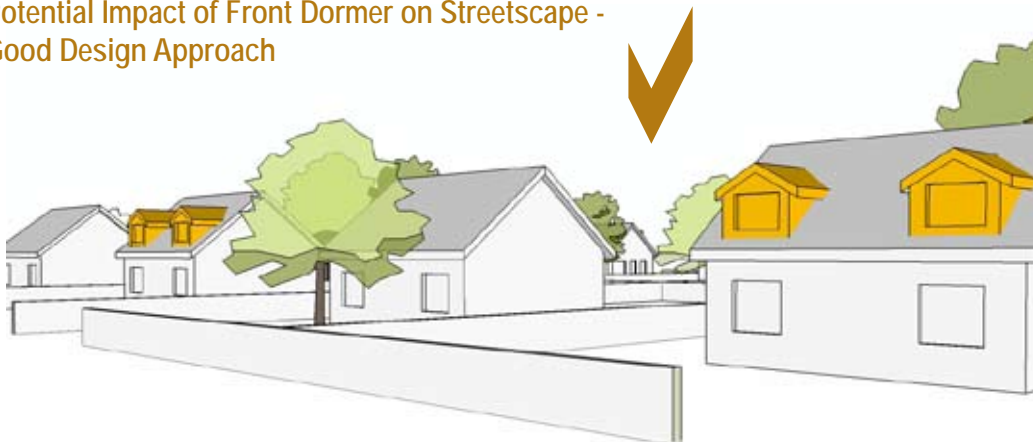
Design Guidance 6:
Side Dormer on Single Storey Dwelling -
Good Design Approach



Design Guidance 6:
Potential Impact of Front Dormer on Streetscape -
Poor Design Approach



Design Guidance 6:
Potential Impact of Front Dormer on Streetscape -
Good Design Approach



1. Side gardens make an important contribution to the character of the streetscene. Existing side building lines should normally be respected unless it can be shown that a proposed extension will not have a negative impact on the streetscene.
2. In most cases, a single-storey extension will be preferable, as it will have less impact on the streetscene whereas a two-storey extension would. Where it is desirable to build an extension which is the full height and width of the existing house there may be an opportunity to incorporate a corner feature.

Design Guidance 7: Corner Extensions

- i) Extensions within the side gardens of corner properties will be permitted where:
 - a) they are not harmful to the street scene.
 - b) they are not out of character with the area.



Design Guidance 7:
Corner Extension Overly Dominant
Poor Design Practice



Design Guidance 7:
Corner Extension Subordinate
Good Design Practice

FRONT EXTENSIONS (including large porches)

8

Design Note

- 1 Opportunities for acceptable front extensions are more likely to exist where there is ample space at the front of the property, where housing is of low density and also detached.

Design Guidance 8: Front Extensions (including large porches)

- i) Both single and two storey front extensions will only be permitted where they:
- a) Are not intrusive in the street scene.
 - b) Are modestly sized and are sympathetically proportioned with the main building.

- c) Do not unduly affect the amenities of neighbours.
- d) Are in keeping with and do not harm the character of the building.

Design Guidance 8: Front Extension - Poor Design Approach



Design Guidance 8: Front Extension - Good Design Approach



Development effecting Conservation Areas, Listed Buildings, Locally Important Buildings, and other Designated Assets² or their Setting.

1. Some parts of Blackpool, Fylde and Wyre have been designated as Conservation Areas owing to their special historic or architectural character. In addition, some homes within the three Boroughs have special architectural features or are of historical interest and have been protected as Listed Buildings. There are also other designated and other locally important buildings and assets. In all these cases stricter planning controls apply in order to preserve their special character and their setting³.
2. If you think your proposal may involve one or more of the above, then you should contact your Council's Conservation Officer or Heritage Adviser (see Section B) before undertaking any design work.

Listed Buildings

3. Listed Building Consent is required for any internal or external works that affect the architectural or historic character of a Listed Building, whether or not the particular feature concerned is specifically mentioned in the list description.
4. Local planning authorities must 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses' (PPG15: Planning and the Historic Environment). In order to assist the Council in this, it is important that a detailed justification is included with any application.

Important Considerations:

The original design and use of the Listed Building. If it is of a simple form, such as a double fronted cottage, a front or side extension could destroy its integrity.

- i) Is the architecture of the building suitable for the uses it contains? Is it trying to be too grand or pretending to be more modest than it really is?
- ii) Has the building been extended in the past? If so, it may not comfortably take further additions without the loss of its character.
- iii) Will it still be possible to read the building's original form if it is extended? What materials are used? How do they relate to those of the surrounding buildings? Is the quality high?
- iv) Will there be a significant loss of historic fabric? If it includes the loss of internal or external walls, or roof timbers for example, it is unlikely to be acceptable.
- v) Will the works be reversible? Any works must not preclude the ability to return the building back to its original form in the future.
- v) Listed Buildings within Fylde Borough "saved" supplementary policy guidance: Windows, Doors and Architectural Joinery also applies.
- vi) "The listing grade is a material consideration but is not of itself a reliable guide to the sensitivity of a building to alteration or extension." (PPG15)

² Scheduled monuments, and registered parks and gardens.

³ Please note that Wyre Borough Council are intending to make Article 4 Directions within Conservation Areas upon the completion of specific Conservation Area Appraisals. This will have the effect of removing all permitted development rights within these areas.

5. Conservatories: It may be possible to add a conservatory to a Listed Building since visually light and permeable structures can often be seen as an acceptable approach to extending such a property. They should be constructed from traditional materials such as timber or cast iron. In most cases, a contemporary approach would be preferable to a more traditional style conservatory.
6. Where significant changes, alterations or extensions are proposed to a listed building or other historic structure, that the council may require the production of a record of the structure 'as existing' and its deposition in an appropriate archive prior to any works commencing. Such a record would be intended to mitigate against the impact of the proposals and to provide a record of any features that would be removed, hidden, obscured, or otherwise impacted by the development. Guidance on the content of such a record can be obtained from the appropriate Conservation Officer, from the Lancashire County Archaeology Service, and other heritage professionals."
7. Before making an application, please ask the Council for a copy of the English Historic Towns Forum (EHTF) publication, 'Making Better Applications for Listed Building Consent'. Alternatively, this document can be downloaded from the EHTF website: www.ehtf.org.uk.
8. The JLSP 'Landscape and Heritage SPG' also provides useful guidance on the quality and character of the built fabric and should be consulted where appropriate. (please note that this document shall cease to have effect once the RSS is adopted).
9. The English Heritage/CABE publication 'Building In Context' also offers useful guidance on the design of extensions to Listed Buildings see www.english-heritage.org.uk.
10. You are also advised to discuss your proposals with your Council's Conservation Officer or other Historic Buildings Advisor before making a Listed Building Consent application (see Part B of the main document for Contact Details).

Conservation Areas

11. These are considered to be 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' (Planning (Listed Buildings and Conservation Areas) Act 1990).
12. The emphasis within Conservation Areas is on ensuring local character is strengthened, not diminished, by change.
13. Special regard should be given to matters such as scale, height, massing, detailed design and quality of materials in the interests of harmonising with the existing properties. In some cases it may be necessary to reproduce an historical style of architecture in order to match existing buildings. However, in certain cases a design in a modern idiom may be acceptable provided the matters listed above, such as materials and scale, are appropriate. You must demonstrate that your proposals preserve or enhance the character or appearance of the Conservation Area. (Applicants should also consider the potential impact of extensions on important features, such as front boundary walls which contribute to the street scene and setting of buildings within Conservation Areas).
14. If your house is in a Conservation Area (or alterations will affect a Listed Buildings setting) your application for planning permission for an extension will have to be accompanied by a 'Design and Access Statement'. You are strongly advised to contact your Council's Development Control Service to discuss your proposals and to seek advice on the preparation of a 'Design and Access Statement' before making a planning application (see Part B of the main document for Contact Details).
15. "While conservation (whether by preservation or enhancement) of (an areas') character or appearance must be a major consideration, this cannot realistically take the form of preventing all new development: the emphasis will generally need to be on controlled and positive management of change." (PPG15)

Design Guidance 9: Extensions To Listed Buildings, To Buildings Within Conservation Areas, To Locally Important Buildings, and to Buildings within Designated Areas (or to buildings which effect their settings)

- i) Extensions to a Listed Building (or locally important building) should preserve and respect the architectural and historic character of the original house and be designed to complement its size, scale and appearance.
- ii) Particular attention should be given to the use of detail and materials which should reflect the special quality of the building.
- iii) Extensions should be designed to specifically preserve or enhance the special character or appearance of Conservation Areas or other designated areas.
- iv) Regard should be had to the relevant 'Conservation Area Appraisal' document, where one exists, prior to the commissioning of any work.
- v) Extensions to buildings which affect the setting of any designated asset or locally important building should be designed so as to avoid any detrimental visual impact on its special character or appearance.

1. When considering extensions to homes located in the countryside, in addition to the guidance set out in other Design Notes, further consideration needs to be given to the need to protect its open and rural character.
2. In rural areas the overall objective is to control substantial additional building where development is not normally allowed. These areas are shown in the Blackpool, Fylde and Wyre Local Plans as countryside areas, Greenbelts and Areas of Outstanding Natural Beauty (AONB).
3. Specific Policies for extensions to homes located within these areas are set out in the individual Local Plans as set out below and applicants should refer to these (and the written justification for each policy within the Local Plan document) when considering extending their homes and before submitting an application (see Appendix 1 for full details).

WYRE BOROUGH LOCAL PLAN 1ST DEPOSIT DRAFT 2001-2016 (APRIL 2004)

Policy (HOUS2): Alterations and Extensions to Residential Properties:

ADOPTED WYRE BOROUGH LOCAL PLAN (JULY 1999)

Policy H4: Alterations And Extensions To Residential Properties:

JOINT LANCASHIRE STRUCTURE PLAN: LANDSCAPE AND HERITAGE IN LANCASHIRE –SUPPLEMENTARY PLANNING GUIDANCE (APRIL 2006)

BLACKPOOL LOCAL PLAN 2001 - 2016 (JUNE 2006)

Policy NE3 Replacement Dwellings and Extensions in the Countryside

FYLDE BOROUGH LOCAL PLAN 1996 - 2006 : ALTERATIONS REVIEW (OCTOBER 2005)

Policy HL4 : Enlargement and Replacement of Rural Dwellings

Policy SP2 : Development in Countryside Areas

Policy SP3: Development in Green Belt

Policy SP6 : Conversion of Existing Buildings Outside Settlements:

A 3D architectural rendering of a residential street. In the foreground, a large white house with a gabled roof and several windows is shown. To its right, a smaller, taller house with a yellow roof and orange walls is highlighted. In the background, there are more houses and trees. The text 'Appendix 1' and 'Relevant Local Plan Policies' is overlaid on the right side of the image.

Appendix 1

Relevant Local Plan Policies

THIS APPENDIX SETS OUT:

- 'Saved' Local Plan Policies which provide the basis for this SPD
- Other Local Plan Policies which may be relevant to your proposal

APPENDIX 1 : RELEVANT LOCAL PLAN POLICIES

BLACKPOOL LOCAL PLAN 2001 - 2016 (JUNE 2006)

Policy BH3 - Residential and Visitor Amenity

- A. Developments will not be permitted which would adversely affect the amenity of those occupying residential and visitor accommodation by:
- (i) the scale, design and siting of the proposed development and its effects on privacy, outlook, and levels of sunlight and daylight, and/or
 - (ii) the use of and activity associated with the proposed development, or by
 - (iii) the use of and activity associated with existing properties in the vicinity of the accommodation proposed
- B. Residential units will need to provide a rear or side garden, or other area of outdoor private amenity space, of sufficient size to meet the needs of their occupiers. Exceptionally flat developments without private amenity space will be acceptable where:
- (i) the characteristics of the site and/or surrounding built form preclude the provision of private amenity space
 - (ii) the development is in a highly accessible location
 - (iii) **the development would have wider regeneration benefits or would re-use vacant space above commercial premises in shopping centres, and**
 - (iv) adequate provision is made for the storage of refuse and materials for recycling

The ability for people to enjoy their homes, or their stay in the resort, will be an important consideration in determining planning applications for development. To this end the plan will protect the environment of residential and visitor accommodation areas from over-intrusive development.

Development should respect the privacy, outlook and levels of sunlight and daylight received by existing properties and ensure that adequate amenity standards are provided for the occupiers of new properties.

In mixed use areas, the activities generated by the commercial use of a property, particularly those carried on outside normal office hours, can cause disturbance to the occupiers of neighbouring properties. Development that is likely to cause unacceptable disturbance will not be permitted or, where appropriate, planning conditions will be attached to permissions limiting the intensity of use or hours-of-use of the site. Similarly, new housing or visitor accommodation will not be permitted in close proximity to existing commercial uses that are likely to cause disturbance to the potential occupiers, unless adequate mitigating measures are provided.

Provision of an adequate sized area of private amenity space is essential to creating a high quality residential environment. For houses this would be expected to take the form of a rear or side garden that is not unduly overlooked or overshadowed by surrounding properties. In flat developments, private amenity space can take the form of a shared courtyard/ garden or, in appropriate locations, private balconies or roof gardens. Exceptions may be made for high quality flat developments in highly accessible locations, for example in or on the edge of the town centre, which would have wider regeneration benefits and where the site characteristics preclude the provision of any form of private amenity space.

The council intends to produce a supplementary planning document on residential layout and community safety that will develop standards for the provision of private amenity space in all forms of residential development.

Policy LQ1: Lifting The Quality of Design

All new development will be expected to be of a high standard of design and to make a positive contribution to the quality of its surrounding environment. All planning applications for large-scale developments or smaller developments occupying prominent and/or sensitive locations, such as gateways and activity nodes must be accompanied by an 'urban design statement'. This statement will need to set out the design principles of the development covering the following:

- (i) site appraisal and context
- (ii) layout of street and spaces
- (iii) activity and movement patterns
- (iv) building design
- (v) public realm design
- (vi) landscape design, including wildlife and biodiversity issues
- (vii) energy and resource conservation
- (viii) other relevant design issues

For the purposes of this policy, large scale developments are defined as residential schemes of 5 or more units or non-residential proposals in excess of 500 sqms. Sensitive and prominent locations are considered to be those within or adjacent to conservation areas, those directly affecting the fabric or setting of a listed building, those sites occupying landmark or nodal locations with the town centre, and any site within the resort core or resort neighbourhoods with any elevation fronting onto the promenade.

There is a clear need to promote higher standards of design across Blackpool. Good design not only improves the appearance of a place but also attracts and retains investment and visitors and promotes civic pride. In Blackpool, a significant amount of past development has not met these standards and there are relatively few good quality reference points. Some areas of Blackpool will undergo major physical change over the plan period and it is essential that new developments create quality places that establish a new standard for future development.

Planning policy statement 1: "delivering sustainable development" advises that planning authorities should plan positively for good design to ensure creation of well-mixed and integrated developments. Where required an urban design statement should include an appraisal of the site and its context and demonstrate how the proposed design chapter.

The council intends to adopt an urban design framework, as a supplementary planning document, for the town centre, resort core and resort neighbourhoods that will provide that townscape context for information development control decision-making and the production of character area appraisals and development briefs in these areas.

Policy LQ2: Site Context

The design of new development proposals will be considered in relation to the character and setting of the surrounding area.

- A. New developments in streets, spaces or areas with a consistent townscape character should respond to and enhance the existing character. These locations include:
- (i) affecting the setting of a listed building
 - (ii) conservation areas
 - (iii) other streets, frontages and areas with a consistent townscape character
- B. New developments outside these locations should:
- (i) complement the prevailing design character of the surrounding area
- and/or
- (ii) be high quality contemporary and individual expressions of design

The character and setting of Blackpool's high quality buildings and historic areas should be respected and enhanced by new development. Consideration should be particularly given to respecting and enhancing the established building line and the scale, massing, vertical and horizontal rhythms and materials of neighbouring buildings. Streets, frontages and areas with a consistent townscape character will be identified by the council through character area appraisals.

In areas where the townscape quality is lower, the poor quality of past development should not be regarded as a precedent for similar proposals. Developments should provide new positive reference points of quality. Contemporary and individual expressions of design will be encouraged but it may also be appropriate for designs to respond to the prevailing design character of the surrounding area.

Policy LQ6: Landscape Design and Biodiversity

New development will be required to incorporate appropriate landscaping and benefits to biodiversity wherever possible, that:

- (i) enhances the spaces between and around buildings, including new streets
- (ii) retains existing mature trees, shrubs, hedgerows and other landscape features and species, or habitats of ecological importance, within the site where possible and incorporates them into the overall design
- (iii) makes provision for appropriate replacement planting or creation of features where the removal of existing mature landscaping or important ecological species or habitats is unavoidable

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- (iv) **provides new planting of appropriate specification, including the use of indigenous species and semi-mature planting, where appropriate**
 - (v) avoids the creation of left over spaces
 - (vi) provides an adequate buffer between obtrusive developments, such as industry, and other uses.
 - (vii) avoids interference with the operation of public cctv systems where in place.

Development proposals will be required, where appropriate, to submit a suitable and comprehensive landscaping scheme, with clear proposals for implementation and maintenance, as part of the planning application.

Landscape design should be given adequate consideration at an early stage in the design process. Developments that include spaces between and around buildings will need to address landscape design issues as part of the planning application. A landscape design scheme should aim to integrate a development into its surroundings with minimal impact on the environment, whilst at the same time creating an attractive setting in the immediate vicinity.

As far as practicable existing mature landscape features and species or habitats of ecological importance should be retained and integrated within the design of the overall scheme. This will help to secure Blackpool's contribution towards meeting Lancashire Structure Plan Target 20.1 of no net loss of hedgerows through development between 2001-2016. Proposals that will lead to unacceptable tree, shrub or hedgerow loss will not be permitted. Where replacement planting is necessary it should aim to introduce species and create habitats which make a positive contribution to local biodiversity. The council will also protect trees and groups of trees by making tree preservation orders where appropriate.

Removal of protected trees will only be allowed in exceptional circumstances, where trees endanger public safety or are diseased, and on condition that replacement planting takes place.

The council intends to adopt a 'landscaping and planting' design guide to assist developers to incorporate viable arrangements for landscaping and planting in their proposals.

Policy LQ8: Energy and Resource Conservation

Developments should be designed in a way that minimises their overall demand for resources. Proposals for development will need to take into account:

- (i) **the efficient and effective use of land, including the reuse of existing buildings where appropriate**
- (ii) the use of environmentally friendly materials, including the re-use of construction materials and recycled aggregates, where appropriate
- (iii) **maximising the use of natural heat and light and minimizing the use of non-renewable energy sources through orientation, siting and external and internal design of buildings and use of landscaping**
- (iv) the possible incorporation of photovoltaic cells, active solar panels and other small-scale sources of renewable energy

- (v) the potential need for measures that enable the development to collect, store and recycle rainwater
- (vi) the provision of storage facilities for materials to be recycled

Good design and the use of secondary and recycled materials from well-managed sources can help to promote sustainable development by minimising the overall demand for resources generated by new development.

Land is a non-renewable resource and other policies of this plan promote the development of vacant, derelict and under-used brownfield sites before the further release of greenfield land. Where development opportunities arise it is important that proposals maximize the development potential of the site. Schemes that under-develop a site will be unacceptable.

The orientation and layout of development can take advantage of solar radiation. Daylighting reduces the need for artificial lighting and passive solar gain reduces the need for heating. The solar potential of a site can be optimised by broadly orientating buildings to the south, where the site characteristics allow.

The government has set a target to see 10% of the UK's electricity requirements being met from renewable energy generation by 2010. Over the next few years Blackpool's contribution to this target is likely to come mainly from small scale renewable energy sources that can be incorporated within buildings or groups of buildings. The council particularly encourages new development to incorporate renewable energy technology within the proposed design. Photovoltaic cells are a rapidly developing technology that converts solar radiation directly into electricity whilst active solar panels heat water directly. Small wind turbines can also be incorporated on some non-residential buildings. Potential for large-scale renewable energy development, such as wind farms, is more limited in Blackpool because of the borough's tightly drawn administrative boundaries. Government guidance and joint Lancashire Structure Plan Policy 25 direct such development away from urban areas, green belts and sites of special scientific interest (SSSIs).

Managing water use reduces the demand on the water supply thus conserving precious water resources. Rainwater collection, from installing a simple water butt on a house to the use of large storage tanks in commercial buildings, can be used for watering gardens or other areas of landscaping. A supplementary planning document will be prepared to supplement policy LQ8, incorporating information on the provision of recycling facilities and technologies.

Policy LQ9: Listed Buildings

- A. Demolition of a listed building listed building consent for the total or substantial demolition of a listed building will not be granted, other than in exceptional circumstances. Applications will be considered having regard to the following criteria:
 - (i) the importance of the building, its intrinsic architectural and historic interest and its contribution to the local street scene
 - (ii) the condition of the building and the cost of repairing and maintaining it in relation to its importance
 - (iii) the adequacy of efforts made to retain the building in use

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- (iv) the merits of alternative proposals for the site and whether they bring substantial **public benefits for the community which decisively outweigh the harm resulting from demolition**
 - (v) development affecting the setting of a listed building development which adversely affects the character or appearance of a listed building, or its setting will not be permitted
 - (vi) alterations and extensions to a listed building proposals for the repair, alteration or extension of a listed building will only be granted consent where:
 - (vii) the essential character of the building is retained, including any features of architectural or historic interest which contribute to the reasons for its listing
 - (viii) the works proposed make use of original and/or sympathetic materials which match or are in keeping with those found on the listed building

Listed building consent is required for the demolition, or any alteration to the interior or exterior, of a listed building which would affect its character as a building of special architectural or historic interest. There is a presumption in PPG15 'planning and the historic environment', in favour of the preservation of listed buildings and against demolition.

Consent for the demolition, or substantial demolition, of a listed building will not be granted, other than in exceptional circumstances. Where consent for total or substantial demolition is sought an application will need to be accompanied by a 'statement of justification'. This must include an appraisal of the intrinsic architectural and historic value of the building, a condition survey, costings, and a marketing exercise. Consideration will also be given to the merits of proposals for the site, which should substantially outweigh the harm resulting from demolition, be designed to the highest standards and have wider community benefits.

The character and appearance of a listed building can be harmed by inappropriate alterations or extensions and also by insensitive development within its setting. Proposals that adversely affect the setting of the listed building, through their scale, design or siting will be refused consent. Repairs, alterations or extensions to listed buildings will need to retain interior and exterior features of architectural and historic interest. Proposals to remove such features will need to be accompanied by a 'statement of justification'. Listed building consent will not be granted unless the 'statement of justification' demonstrates there are exceptional circumstances that require the removal of such features. Extensions must be designed in keeping with the listed building and use original and/or sympathetic materials.

Policy LQ10: Conservation Areas

- A. New development applications for development in conservation areas will be considered against the following criteria:
 - (i) the development must preserve or enhance the character and appearance of the conservation area
 - (ii) the development will need to respect the scale, massing, proportions, materials and detailing of similar building forms within the conservation area

(iii) trees and other landscape features contributing to the character and appearance of the area must be retained

- B. Demolition permission for the demolition of any building or structure that makes a positive contribution to the character or appearance of a conservation area will not be granted, other than in exceptional circumstances.

Applications will be considered having regard to the following criteria:

- (i) the importance of the building or structure, its intrinsic architectural and historic interest and its contribution to the character and appearance of the conservation area
- (ii) the condition of the building or structure and the cost of repairing and maintaining it in relation to its importance
- (iii) the adequacy of efforts made to retain the building in use
- (iv) the contribution any replacement building makes to the character and appearance of the conservation area. Development involving demolition in a conservation area will be permitted where the building to be demolished makes no positive contribution to the character and appearance of the conservation area. Demolition will not be allowed before detailed proposals for re-use of the site, including any replacement buildings, have been approved

- C. Talbot Square Conservation Area Extension

It is proposed to extend the Talbot Square conservation area to include those parts of Clifton Street, Abingdon Street, Edward Street, Cedar Square and Church Street defined on the proposals map. The emphasis within the extension will be on enhancement.

Conservation areas have been designated in two areas of Blackpool, Stanley Park and Talbot Square. These are areas of Blackpool with special architectural and historic interest that merit protection and improvement. Insensitive development, including extensions and alterations to existing buildings, can have a serious detrimental impact on the character of conservation areas.

Special consent must be obtained for the demolition of buildings in a conservation area. PPG15 states that there should be a presumption in favour of the preservation of buildings or structures that make a positive contribution to the character and appearance of the conservation area. For such buildings the same criteria used to assess applications for the demolition of listed buildings will apply. Where a building makes no contribution to the character or appearance of a conservation area, consent will be granted for demolition providing alternative proposals for the use of the site have been approved.

The council is under a duty to review boundaries of existing conservation areas and consider the designation of new conservation areas in accordance with consistent standards and will carry out an assessment of the special interest of each area. The plan proposes to extend the boundaries of the Talbot Square conservation area to include streets and frontages around key buildings in the town centre such as the head post office, winter gardens and st john's church. The council has successfully bid for funding through the townscape heritage initiative (thi), a grant-giving programme administered by the heritage lottery fund that supports schemes to regenerate the historic environment in towns and cities, to help revive and restore the historic buildings and historic fabric of the extended Talbot Square conservation area. The thi will have four main objectives:

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- to facilitate the repair of historic buildings
 - to reinstate architectural features which have been lost
 - to bring vacant/under-used floorspace back into use
 - to undertake public realm works (streetscape improvements)

Policy LQ14: Extensions and Alterations

Applications for extensions or alterations will be considered in relation to the existing building, adjoining properties and to the surrounding area.

- A. Overall design – extensions and alterations must be well designed, sited and detailed in relation to the original building and adjoining properties. Past, unsympathetic alterations and extensions of adjoining properties should not be regarded as a precedent for further similar proposals.
- B. Materials will need to match or be complementary to the original building.
- C. Roof extensions will be acceptable where they will not:
 - (i) be detrimental to the appearance or undermine the unity, roofscape or the townscape quality of the original and nearby buildings
 - (ii) result in over-intensive development of a property with inadequate levels of private amenity space. Roof lifts will not be permitted
- D. Rear extensions will not be permitted where they would result in inadequate levels of private amenity space being provided.
- E. Front extensions beyond the main front wall of a property will not be permitted where they would disrupt a uniform building line.

Extensions and alterations to existing buildings account for a significant proportion of planning applications in the borough. Well-designed extensions and alterations that are in keeping with the scale and character of the original building and neighbouring properties will be acceptable. In assessing how a proposal relates to neighbouring buildings consideration will be given to the original design and form of those properties.

Some areas of Blackpool, particularly the resort neighbourhoods and other inner area neighbourhoods, are intensively developed with little or no private amenity space to the rear of properties. Proposals should not result in an inadequate level of private amenity space or exacerbate an existing deficiency. The creation of additional flat units by extensions to the rear or side of properties, or into the roof space will not be permitted in the defined inner areas.

Roof lifts have been used as a way of extending holiday accommodation by the addition of a further storey. Usually they consist of building up the outer walls of a property and replacing the pitched roof with a flat roof, sometimes at a higher level than the original ridge. Roof lifts are generally out of scale and character with the original property and, particularly when used on front elevations, have a detrimental effect on the street scene. Where upward extension of a property is acceptable, roof extensions should take the form of a dormer, where the use of roof space is allowed by the introduction of windows set within and framed by the existing roof. The dormer's materials and design should be in character with the existing building and roof style.

Inappropriate extensions to the front of properties can be visually obtrusive and detract from the appearance of the original building. In streets that are predominantly in holiday accommodation use, many properties have one-storey sun lounge extensions to the front. In such locations proposals for sun lounges should be designed to reflect the vertical alignment, spacing of windows and scale of the original building and the materials used should match or be sympathetic. Sun lounges will not be permitted where the two adjoining properties have not been extended at the front. The council will require the removal of sun lounges, and the restoration of a frontage with a residential appearance, where permission is granted for the conversion of a property from holiday accommodation to permanent residential use.

Further detailed design guidance on standards for extensions and alterations will be set out in a revised supplementary planning document.

Policy NE3: Replacement Dwellings and Extensions in the Countryside

Extensions and replacements for existing dwellings in the countryside will only be permitted if in keeping with the scale and open character of the designated countryside area or green belt. **Extensions and replacements for existing dwellings in excess of 35% of the original ground floor footprint of the building will not be permitted.**

Consistent with the council's policy to resist new residential dwellings, extensions to existing buildings will not be permitted that are clearly in conflict with the open character of the designated countryside areas and green belt.

Modest extensions that relate well to neighbouring developments and are carried out sensitively will be permitted. The council's restrictive policies controlling new housing development in the countryside, however, potentially encourages applications for large extensions and replacement dwellings. Proposed developments that by virtue of their scale, design or materials would have an adverse impact on the visual amenities and remaining rural character of the designated countryside areas and green belt will be resisted. To avoid over large and conspicuous dwellings, no proposals will be permitted exceeding 35% of the original ground floor building footprint.

Policy NE7: Sites And Features Of Landscape, Nature Conservation And Environmental Value

The council will protect and retain sites and features of landscape, nature conservation and environmental value. Particular importance is attached to:

- sites within the densely built-up inner areas
- prominent road/railway frontage sites that provide attractive open breaks
- groups of trees and hedgerows that contribute to public amenity and/or are of nature conservation importance
- watercourses
- other habitats listed in the Lancashire biodiversity action plan (bap) or supporting species listed in the bap. Development proposals must ensure that these sites and features are protected and where possible enhanced. The council will identify suitable sites for landscape enhancement and use its powers to promote and encourage their renewal, including **maximising benefits for nature conservation using available grant resources**

Blackpool's intensely built-up urban area means much of the remaining open land has important landscape, nature conservation and environmental value and increases the importance of optimising the amenity value of remaining undeveloped land. Substantial development proposals or any proposals affecting prominent or sensitive sites should have regard to their landscape character and include an assessment of their potential impact on the open and urban landscape.

A large amount of open land is protected from development by other policies of the plan, including public open space, sites of nature conservation value, green belt and countryside areas. Churchyards, school grounds, wasteland, neglected sites and even railway embankments and roadside verges can also have wider amenity and environmental benefits for the community. Where such sites are identified as of importance, the council will seek their conservation.

Particular importance is attached to the retention and enhancement of any well-located sites within the inner areas of the town where existing open space is at a premium. Prominent open sites on main road frontages contribute significantly to the character of an area and should be safeguarded wherever possible. Blackpool's urban nature and exposed coastal location also increases the importance of the few wooded areas and hedgerows that add interest and enjoyment to the local environment. The council will seek to protect significant trees through tree preservation orders.

In addition there are numerous small derelict, untidy or under-used backland sites. Often sites provide very little opportunities for meaningful use due to size, configuration or access problems, with such sites becoming untidy dumping grounds rather than being of amenity benefit to residents.

As part of the response to tackle dereliction there are a range of county, regional and nationally based landscape enhancement grants and programmes to invest in such sites for the benefit of the community. The "remade in Lancashire" initiative is a major new approach focussing on the improvement of derelict, under-used or neglected land (dun land). The council will seek to access such programmes and engage with the local community in identifying and delivering improvements to a range of sites across the borough.

The council will actively seek to unlock the potential for such sites and improve the natural environment for local residents. Potential measures include landscape renewal, wildlife habitats, footpaths, tree planting and community woodlands as well as more formal and informal provision of recreation facilities. Any tree planting will help to secure Blackpool's contribution towards meeting joint Lancashire Structure Plan Target 20.1 which seeks to increase the area of native woodland in the county by 15% by 2016.

FYLDE BOROUGH LOCAL PLAN 1996-2006: ALTERATIONS REVIEW (OCTOBER 2005) *'Enlargement and Replacement of Rural Dwellings'*

As a result of a strong policy presumption against new housing development in the open countryside, the Council from time to time is presented with proposals to enlarge or replace an existing rural dwelling where the extension or replacement substantially overwhelms the original. Modest extensions and replacements (defined as normally not exceeding 25% of the volume of the original premises but in no circumstances exceeding 33%) will normally be acceptable when carried out in the right way. The Council is concerned to avoid over-large dwellings and dwellings of an urban design and appearance in the countryside where they clearly conflict with the established building traditions of the area. The original building will be considered to be that which existed on 1 July 1948.

Policy HL4: Enlargement and Replacement of Rural Dwellings

Proposals to enlarge substantially or to replace an existing dwelling with another substantially larger dwelling will not be permitted in countryside areas where the resulting development, by virtue of its scale, design or materials would be out of keeping with the rural character of the area or other traditional dwellings in the location.

Implementation

Fylde Borough Council: Through Development Control

Target 100% of rural dwellings enlarged or replaced under policy HL4 should be within the 25-33% limitation.

House Extensions

House extensions are a popular way of providing additional living space for families without the complexities of moving house. A large proportion of the planning applications determined by the Council are for house extensions and for most people involvement with the planning process is made in respect of this type of development.

Poor designs can have a significantly detrimental effect on the locality and if repeated, the cumulative impact can be severe.

For this reason it is important that house extensions are designed in such a way as to respect the form of the original building, maintain the character and appearance of the street scene, and maintain residential amenities for neighbouring residents in terms of privacy, loss of sunlight or daylight and general outlook.

Policy HL5: House Extensions

House extensions will be permitted provided the following criteria can be met:-

- (i) the proposal in terms of its scale, design and external appearance is in keeping with the existing building and does not adversely affect the street scene
- (ii) the amenities of adjacent and nearby residents are not unduly prejudiced by loss of privacy, loss of sunlight or daylight, or by the creation of dominant or overbearing development

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- (iii) **sufficient garden area remains to serve the reasonable needs of the occupants of the dwelling**
 - (iv) the proposal does not reduce the availability of private off-street car parking to a level below the currently adopted car parking standards
 - (v) the proposal does not prejudice the safety of vehicular access to the site

Proposals for other forms of development within the curtilage of a dwelling including garages, garden sheds, greenhouses, animal houses, swimming pools etc will be permitted subject to the above criteria.

Implementation

Fylde Borough Council: Through Development Control

Other References

Lancashire CC SPG: "Access and Parking"

Note: these standards may change during the life of the plan.

Development in Countryside Areas

A fundamental element of the urban concentration strategy is the need to strictly control development in the open countryside. Policies of restraint in rural areas will, on the one hand, encourage development and investment in existing settlements and, on the other hand, will help to protect the intrinsic value and rural character of the countryside.

This approach is commensurate with the objective of sustainable development, the Government's policies of safeguarding the countryside for its own sake and protecting non-renewable and natural resources.

However, whilst acknowledging the duty placed on local planning authorities to protect the character of the countryside, certain forms of development are necessary to support rural life and maintain or enhance the rural economy. Policy SP2 defines the categories of development which are acceptable in the open countryside in appropriate circumstances.

Most development allowed in the open countryside will be for agricultural, horticultural or forestry purposes where this is necessary for the efficient and effective running of the enterprise. The Council consults the Land Agency Manager of Lancashire County Council's Property Consultancy in respect of most agricultural development proposals to establish whether there is a genuine need for development. Applications for agricultural workers dwellings are considered in relation to Policy SP10.

Some forms of tourism development can be appropriate within the rural areas. These include small-scale tourist accommodation, caravan sites and very exceptionally larger scale tourism development. The Council's policies in respect of these matters are included in Chapter 6.

The re-use of substantial brick or stone buildings, which are structurally sound may be an appropriate way of preserving an important local feature in the landscape or providing for a rural use which otherwise may have required a new building.

Where large developed sites already exist within open countryside, it is appropriate to allow their re-use or redevelopment for purposes that are appropriate in a countryside setting and which would not prejudice the rural character of the area. Policy SP7 gives further guidance on this issue.

Minor extensions to existing dwellings and other non-residential buildings are also acceptable in principle, providing they do not prejudice the character of the countryside and are appropriately designed.

Whilst Policy SP2 below deals with the principle of development in Countryside Areas, the Council recognises the importance of obtaining high standards of design reflecting, where appropriate, local building styles and traditions and the character of the landscape. Policy EP11 covers the issue of quality of development.

Policy SP2: Development in Countryside Areas

In countryside areas, development will not be permitted except where proposals properly fall within one of the following categories:-

- (i) that essentially required for the purposes of agriculture, horticulture or forestry; or other uses appropriate to a rural area, including those provided for in other policies of the plan which would help to diversify the rural economy and which accord with policy SP9
- (ii) the rehabilitation and re-use of permanent and substantial buildings which are structurally sound, in line with policies SP5 and SP6
- (iii) the re-use, refurbishment or redevelopment of large developed sites in line with policy SP7
- vi) minor extensions to existing residential and other buildings
- v) development essentially needed for the continuation of an existing enterprise, facility or operation, of a type and scale which would not harm the character of the surrounding countryside

Implementation

Fylde Borough Council: Through Development Control

Other References

PPG7: The Countryside: Environmental Quality and Economic and Social Development

Lancashire Structure Plan: Policy 1

Fylde Borough Local Plan: Policies SP5, SP6, SP7 and SP9

Development In Green Belt

The concept of green belt was introduced nationally by the government in 1955. The function of green belt designation is to place special restrictions on development in rural areas surrounding or near to major urban areas. In particular, the purposes of green belt designation are as follows:-

- (i) to check the unrestricted sprawl of large built-up areas
- (ii) to safeguard the surrounding countryside from further encroachment
- (iii) to prevent neighbouring towns from merging into one another
- (iv) to preserve the special character of historic towns, and
- (v) to assist in urban regeneration

In the January 1995 revision to PPG2: green belts, the government restated its continued support for green belt and the contribution it makes to sustainable development objectives.

Lancashire Structure Plan Policy 2 identifies four areas within Fylde Borough which are designated as green belt. These areas are between stanning and Poulton le Fylde, between south Blackpool and St Annes, between Lytham and Warton and between Freckleton and Kirkham.

One of the essential characteristics of green belt is its permanence and government guidance states that once defined, green belt boundaries should not be changed unless alterations to the structure plan have been approved or other exceptional circumstances exist which necessitate such revision.

No such alterations have been made to the structure plan and the council believes that there are no exceptional circumstances which would warrant a major revision to existing green belt boundaries. However, the proposals map shows some minor local changes to previous green belt boundaries at St. Annes and Warton. Green belt boundaries have been defined to coincide with proposed roads and the definition of those roads have been changed slightly compared with the previous edition of the local plan.

There is a strong presumption against inappropriate development in the green belt over and above that which normally applies within countryside areas. Such development will not be approved, except in very special circumstances and it is for the applicant to show in such cases why planning permission should be granted. Very special circumstances to justify inappropriate development will not exist unless the harm likely to be brought about by the proposed development is clearly outweighed by other considerations. Even where development would not harm the openness of the green belt or the purposes of including land within it, the visual amenities of the green belt should not be injured by proposals for development within or conspicuous from the green belt.

Policy SP3: Development in Green Belt

Within the green belts defined on the proposals map, planning permission will not be given except in very special circumstances for the erection of new buildings, other than for the purposes of agriculture, forestry, essential facilities for outdoor sport and recreation, for cemeteries and for other uses which preserve the openness of the green belt and which do not conflict with the purposes of including land within it.

Where no change of use is involved, the limited extension or alteration of existing dwellings will be permitted as will their replacement with a building of similar size to the original.

The re-use of permanent and substantial existing buildings will be permitted subject to the criteria identified in policies SP5 and SP6 and providing that the proposal would not have a materially greater impact than the present use on the openness of the green belt and the purposes of including land within it.

Forms of development other than those referred to above will not be permitted unless they maintain the openness of the green belt do not conflict with the purposes of including land within it and do not injure the visual amenities of the green belt.

Implementation

Fylde Borough Council: Through Development Control

Other References

PPG2: Green Belts:

Lancashire Structure Plan: Policies 2 and 4.

Conversion of Existing Buildings Outside Settlements

Although new development in the open countryside and in Green Belts is subject to strict controls, there may be circumstances where, for economic reasons or on conservation grounds, the re-use, adaptation or conversion of existing rural buildings for new commercial, industrial or recreational uses would be appropriate. Such re-use or adaptation could help to reduce demands for new buildings in the countryside and could encourage diversification of the rural economy.

Government advice as contained in both PPG2: 'Green Belts' and PPG7: 'The Countryside : Environmental Quality and Economic and Social Development' is fully supportive of the re-use of existing agricultural and other rural buildings. The use of existing buildings for new purposes will support the objectives of sustainable development.

Residential conversions have a minimal benefit on the rural economy and for other reasons can prejudice the character of the countryside. For instance residential conversions can often have detrimental effects on the fabric and character of traditional and historic farm buildings, and the creation of a residential curtilage around a newly converted building can sometimes have a harmful effect on the character of the countryside.

The development of new housing in the countryside is subject to strict controls and this has been the case for many years. It is against this established principle and for the reasons indicated above that the Council will consider planning applications for changes of use of rural buildings to residential purposes with particular care.

Whilst policies SP5 and SP6 make provision in principle for the re-use of rural buildings, there should not be an overall presumption that such development will always be acceptable. It is important that the criteria against which the Council will consider individual development proposals, are clearly set out. Further, the Council will need to be convinced that a particular building is suitable for adaptation or conversion. As such, planning applications for conversion or adaptation of buildings will only be considered favourably where detailed plans are submitted to show how the development can be achieved and what the effects would be on the building. Applicants should also be aware that the Council will require the submission of a structural survey in respect of conversion schemes. Any proposals to make structural alterations or rebuild sections of a building must be agreed with the Council as part of the application process.

With changing agricultural practices, the Council anticipates that from time to time there are likely to be proposals put forward for the re-use or adaptation of modern agricultural buildings e.g. steel framed sheds. Whilst such proposals may be acceptable for industrial, commercial or recreational uses, there will be a strong presumption against the conversion of such buildings to residential use. For the avoidance of doubt, proposals for tourist facilities and accommodation such as camping barns, hostels other small scale farm accommodation and holiday houses for letting will be considered under Policy SP5. Proposals for second homes will be considered in relation to Policy SP6.

Policy SP6: Conversion of Existing Buildings Outside Settlements

In the countryside areas and green belts, the conversion of agricultural or other buildings to residential use will not be permitted except where:-

- (i) It is necessary for purposes of agriculture, horticulture or forestry, or
- (ii) Where it would form a necessary subordinate part of a scheme for business re-use, which **would significantly benefit the rural economy, or**
- (iii) It would result in the preservation of a building of architectural or historic interest, or which makes a special contribution to the rural landscape and the applicant has previously made every reasonable attempt to secure suitable business re-use

Additionally conversion proposals will only be permitted where all of the following criteria can be met:-

- (i) the building must be of a permanent and substantial construction in brick or stone, have a form, bulk and general design in keeping with its surroundings and be structurally sound
- (ii) the building must be capable of conversion or re-use without substantial reconstruction or major demolition and without major extension
- (iii) the conversion or re-use, including any additional or replacement buildings, extensions to existing buildings and the creation of any residential curtilage, must be achievable without having harmful effect on the character of the building, its setting in the landscape and the surrounding countryside
- (iv) **there would be no conflict with any adjacent or nearby buildings, uses or operations**
- (v) the site has, or must be capable of being provided with, safe and adequate vehicular access, satisfactory foul and surface water drainage disposal arrangements and other essential services without involving unnecessary expenditure by public authorities and utilities

Implementation

Fylde Borough Council: Through Development Control

Other References

PPG2: Green Belts

PPG7: The Countryside: Environmental Quality and Economic and Social Development

Lancashire Structure Plan. Policies 1, 2 and 4

ADOPTED WYRE BOROUGH LOCAL PLAN 1991 TO 2006 (1999)

Policy SP14: Standards Of Design And Amenity

The council will seek to apply consistent principles and high standards of design and amenity for all types of development. Where development proposals generally accord with the principles of the development strategy and with other relevant policies and proposals of this plan the following **criteria will therefore also need to be satisfied:**

- A. The proposal should be compatible with adjacent existing land uses and any other relevant adjacent proposal of this plan
- B. The development should be acceptable in the local landscape in terms of its scale, mass, style, siting and use of materials, including any associated advertisement matter
- C. Any development proposal should respect and accommodate existing important features of the site such as preserved trees, biological and heritage features and public footpaths
- D. The proposal should enjoy satisfactory access, parking and servicing facilities which should not prejudice the provision of such facilities for neighbouring properties on an individual basis or as a joint arrangement
- E. **The traffic associated with the development should not have any adverse impact on the local environs nor on the local highway network generally**
- F. Suitable landscaping and/or screening should be employed to satisfactorily ameliorate the impact of the development and any necessary associated activities (for example parking, external storage)
- G. Where appropriate, and particularly in those developments where access is intended for the general public, adequate provision should be made in the design for the special access needs of the physically impaired and for the safety and convenience of other vulnerable groups
- H. The interrelationship between buildings and open spaces in any layout should act to minimise opportunities for criminal activity, consistent with good layout and architectural design

Justification

The council is conscious that the generally high quality and diversity of the local environment is a particular asset enjoyed by the community and is anxious that those high standards of amenity are maintained, and where possible improved, throughout the borough.

By the careful control of land use, the design and siting of new development and the protection of those existing features of importance the council intends to ensure that proposals are entirely sympathetic to the qualities and character of the local environment and that residential amenity and considerations of safety for both person and property are not prejudiced.

In those areas which enjoy a special landscape designation or where development relates to land or buildings which have some form of protection (for example listed buildings, conservation areas, defined open areas) the criteria may be more stringently applied but the overall principle remains the same, that is, to achieve high standards of development and ensure that matters such as the nature, style and materials of the development are appropriate and acceptable to the particular local context.

The council's concern in relation to the physically infirm and disabled persons generally is not simply confined to access to individual buildings but also concerns wider issues such as the layout and design of roads and footpaths, the location of street furniture, public utilities and the availability of parking and position of bus stops. In terms of safety and convenience, similar concerns also relate to other groups, such as young children and mothers with prams.

Implementation

By the application of development control powers and by liaison and negotiation between the council's access officer, representatives of the organisations for disabled people and other interested parties. Where appropriate, consultation will also take place with the department of the environment, transport and the regions, and the highways agency.

In considering planning applications the council will, as a matter of practice, seek to ensure that the principles of secured by design are introduced where appropriate in new developments. Any such measures that will improve the personal security and comfort of the individual will be actively encouraged as design solutions.

Policy H4 : Alterations and Extensions to Residential Properties

Proposals to extend or alter existing residential properties within the plan area will be permitted providing that the scheme meets the design and amenity requirements of policy SP14 and does **not conflict with any other policy or proposal of this plan.**

Proposals relating to dwellings located either in the open countryside, green belt or the area of outstanding natural beauty will only be approved provided that the extension or alteration:

- A. Is appropriate in character and style to the dwelling and the area, and
- B. Is proportionate in scale to the size of the original building, and**
- C. Is developed using materials appropriate to the locality, and
- D. Involves a high standard of design which enhances the visual quality of the landscape

Justification

In accordance with the objective to protect and enhance the qualities of the residential environment, this policy will ensure that careful consideration is given to all proposals for residential extensions and alterations when planning consent is required. The usual planning considerations for any type of development relating to design, materials, amenity, space, access, car parking, local environment and so on will be applied so that a high standard of development will be maintained for all sizes of schemes. In determining any application reference will also be made to the council's supplementary planning guidance notes, extensions and alterations to dwellings and spacing standards in housing layouts which provides more detailed advice. Although the basic theme of the guidance notes will remain unaltered throughout the plan period minor amendments and additions may be undertaken so that the advice more adequately reflects current national guidance and practice.

In environmental terms, it is important that developments which do take place respect the scale and character of their particular locality. Whilst it may be appropriate for a modest increase in size in order to provide a level of accommodation and a generally recognised range of domestic facilities to modern standards, very large extensions in relation to the size of the existing dwelling can have a detrimental effect not only on the building itself but also on the locality, and will usually be resisted especially in sensitive rural areas. This prevents the loss of important amenity space around dwellings which are built in close proximity to one another, the loss of smaller dwellings in the rural area which are frequently an inherent part of the character and quality of rural landscapes and the creation of disproportionately sized dwellings. It must be emphasised that this policy does not generally relate to proposals to extend converted rural buildings. The conversion of rural buildings will be determined in accordance with policy H6.

In areas designated as open countryside, green belt and area of outstanding natural beauty, all development must be carefully controlled to protect and enhance scenic quality or to maintain the openness of the area. In recognition of this fact, more stringent criteria will be applied to proposals within these areas to ensure an acceptable form of development.

Extensions to dwellings to be used as granny flats and conservatories will also be considered against the provisions of this policy and will be required to meet the same standards of development as any other type of extension.

Implementation

By the application of development control powers. Attention is drawn to the council's extensions and alterations to dwellings and spacing standards in housing layouts guidance notes which are being published as supplementary planning guidance.

Policy ENV 9: Conservation Areas

Development in and adjoining Conservation Areas as defined on the proposals map will only be permitted where:

- A. Proposals respect the existing character and setting of the area together with views into or out of the area, and
- B. New buildings are sited so as to retain existing building lines and open spaces, and
- C. The density, scale, proportions, height and fenestration accord with their surroundings, and
- D. The use and application of building materials respect local traditional materials, techniques and design characteristics, and
- E. The scale, proportion and height of advertising material and the use of materials, including colour, is appropriate, and
- F. Where acceptable the nature and degree of any illumination should have no detrimental impact upon the visual character of the Conservation Area, and
- G. Landscaping is designed as an integral part of the scheme where appropriate
- H. Except in those circumstances where it can be clearly shown that demonstrable harm will not be caused to the character of the Conservation Area, and the basis of its designation will not be undermined, and in respect of Listed Buildings is consistent with Policy Env11, development proposals in conservation areas will not be permitted where they include:
 - I. The demolition of Listed Buildings or those buildings which make a positive contribution to the character or appearance of the Conservation Area; or
 - J. The amalgamation of adjacent plots if this results in the development of larger buildings out of scale with their surroundings; or
 - K. The refurbishment of adjoining buildings to create a single larger space user where this would adversely affect the character of the conservation area

Justification

Conservation Areas are defined as 'areas of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance'. Designation provides additional control over the demolition of buildings and the quality of development or redevelopment in the area and gives additional protection to trees. In certain cases, the designation may enable grants to be obtained from government funded sources towards the repair of buildings.

The following Conservation Areas exist in the Borough at Albert Square, Mount, Pharos (all in Fleetwood), Poulton, Garstang, Calder Vale, Churchtown, Dolphinholme and Scorton.

Information is also available on the Fleetwood Conservation Area Review and Poulton-le-Fylde conservation area review.

Where appropriate the Council will designate further Conservation Areas, having regard to the limited resources available to undertake such steps and any following enhancement schemes. It is implicit that within any designation or enhancement exercise, consultation with local residents, community interest groups, parish or town councils is undertaken.

Implementation

Through the application of development control powers, assisted where appropriate by the provision of detailed design guidelines and the provision of advice to applicants.

The effects of Conservation Area designation broadly relates to controls over the following:

- demolition of buildings
- lopping, topping or felling of trees;
- planning applications which would affect the character of the area
- the provision of detailed information in any application
- limitations on the size of house extensions
- alteration to certain other types of development

The Council will assess areas being considered for designation as Conservation Areas (or existing areas being reviewed) using the following criteria as guidelines:

- (i) that the area has a special character and / or historical character which should be maintained. The area should illustrate development either from a particular period, or over a number of periods and thereby form a strong link with the past
- (ii) that the special character of the area is reasonably well preserved as a whole
- (iii) that the area illustrates all or some of the following features from one or a number of periods
 - prevalent building materials
 - architectural characteristics
 - historical development
 - street and boundary layout
- (iv) That the area provides an example of the historic development within a particular locality which cannot be replicated, and is therefore unique in that respect and is worthy of conservation for the benefit of the community

In exceptional circumstances, where development of listed or unlisted buildings is to be considered the Council will require detailed plans to be approved for the future of the site and the developer to enter into an agreement to carry out the development within a specified time period following the advice contained in PPG15.

Policy ENV 10 : Listed Buildings

Proposals for the repair, alteration, extension (internal or external) or change of use of a Listed Building will be permitted provided that:

- A. Any changes are entirely in keeping with the character, proportion, detailing and materials of the existing building, and
- B. The proposal preserves the physical fabric of the building, and
- C. The proposal does not adversely affect the building's setting or its reasons for listing, and
- D. Any change of use is necessary to ensure the future of the building

Justification

As at June, 1996 the Listed Building resource consisted of 450 buildings of which two are grade 1, six are grade 2* with the remainder being grade 2. The stock of Listed Buildings of pre 1840 origins reflect the predominantly rural character of the area. The development of Fleetwood from 1840-1900 saw urban buildings in the town increase considerably. Approximately one third of Listed Buildings in the Borough are concentrated in Fleetwood. All urban areas grew from late Victorian times onwards. However, there are very few Listed Buildings in the Borough from the 20th Century. The authority carried out a buildings at risk survey in 1992. This found that very few buildings were genuinely at risk and that the stock of Listed Buildings was found to be generally in good condition.

Listed Buildings play an important part in Wyre's heritage. The repair and maintenance of Listed Buildings and appropriate alterations (where they are necessary to ensure the continued viability and use of the building) are essential to safeguard the future of that heritage. Proposals which retain the most important features of the listed property and repairs which restore degraded features will be particularly encouraged.

In certain circumstances, the change of use of a building may enable the Listed Building to be maintained and used rather than neglected. Although this may not always be appropriate for all types of uses the Council will adopt a flexible attitude in those suitable cases to ensure the future of the building, whilst having regard to the particular features of the property when considering proposals. This policy reflects the advice of PPG15 and is consistent with Lancashire Structure Plan Policy 22.

Implementation

By the application of development control powers. When considering applications for alterations to, or extensions or changes of use of Listed Buildings, or development affecting their setting the Council will give priority to the maintenance of the fabric and character of the original Listed Building and its curtilage.

Where residential conversion of a listed farm building is proposed, particular regard will be given to protecting the historic fabric and special interest of the building. Residential conversion of listed farm buildings, if carried out unsympathetically, can undermine the whole purpose of the buildings' listing. Whilst Policy H6 deals with the principle of residential conversion, the impact on the Listed Building or its setting will be an important consideration when determining the proposal. Advice on listed farm buildings is contained in the English Heritage statement 'The Conservation of Historic Farm Buildings, 1990'.

Particular attention will be given to all proposals to ensure that:

- existing materials and details are retained so far as possible
- existing openings are not enlarged so that they become out of proportion to an elevation
- new work and materials match the existing as closely as possible, and
- extensions do not dominate the building

Where a Listed Building is left to decay to the point where it may be lost, the Council will use its statutory powers (as appropriate) to secure the future of the building. Design guidance and advice will be provided and the Council will take appropriate enforcement action where unauthorised work is carried out.

WYRE BOROUGH LOCAL PLAN 1ST DEPOSIT DRAFT 2001-2016 (APRIL 2004)

Policy CORE 11: Standards of Design and Amenity

All development proposals should be compatible with adjacent existing land uses and any other relevant adjacent proposal of this plan.

Developers, when applying for planning permission, will be required to demonstrate that all aspects of development form - layout, landscape, density, height, massing, details and materials - **reflect the objectives of good design as defined by the following criteria. The council will require all new development to:**

- A. Respect and relate to the character and context of the area in which it is proposed. Development proposals should not detract from, and where possible enhance, the character of the existing area. The development should respect and accommodate existing important features of the site such as natural and heritage features and rights of way, be acceptable in the local landscape and/or townscape, and acknowledge prevailing development form where it contributes to a distinctive area character, and
- B. Ensure a high quality, safe and accessible public realm. The treatment of spaces, landscaping and linkages should form an integral part of the overall design. Submitted schemes should clearly distinguish between the public and private realm, and exhibit a design and choice of hard materials, boundary treatment and planting appropriate to the particular location and existing landscape and/or townscape character, and
- C. Provide and facilitate convenient access for pedestrians and sustainable modes of transport where appropriate, integrate with established patterns of movement, and not have any adverse impact on the local environs nor on the local highway network generally by way of **additional traffic generated. The proposal should enjoy satisfactory access, parking and servicing facilities appropriate to the nature of the development.**

Justification

The council is conscious that the generally high quality and diversity of the local environment is a particular asset enjoyed by the community and is anxious that those high standards of amenity are maintained, and where possible improved, throughout the borough.

Core national guidance on design issues is given in PPG1 'general policy and principles' (1997). PPG3 'housing', revised in march 2000, promotes good design as a key theme of new housing development. In general, an increasing range of planning policy at all levels is placing greater emphasis on the subject.

Two fundamental aspects of this are greater understanding and response to local context and character, and the creation of high quality 'people friendly' environments. Design considerations should go beyond just issues relating to the style of individual buildings and consider wider 'urban design' factors, ie. How people will interact with the environment. These issues are highlighted at a regional level by the draft regional planning guidance for the north west.

The aim of this policy is consequently to ensure that good design is taken into account as a fundamental aspect of new development. By the careful control of land use, the design and siting of new development and the protection of those existing features of importance the council intends to ensure that proposals are entirely sympathetic to the qualities and character of the local environment and that public amenity is maintained and enhanced. The council will expect developers to demonstrate that they have had full regard to the principles of good design as outlined by this policy.

PPG1 defines urban design as 'the complex relationships between all the elements of built and unbuilt space'. The government guide 'by design' goes on to describe how good urban design should be seen in terms of the effective interrelationship between a set of seven objectives - character, quality of the public realm, continuity and enclosure, ease of movement, legibility, adaptability and diversity - and the physical expression of urban design 'development form' - layout, landscape, density, height, massing, detailing and materials. This policy seeks to apply the objectives as appropriate to new development schemes in the borough.

Aspects of Development Form

The treatment of each of the aspects of form determines how well a site will perform in terms of the objectives of good design. Layout relates to the framework of routes and spaces in a development; landscape is the character and appearance of the land; density relates to the amount of development on any given piece of land; height is the size of a building in relation to its surroundings; massing is the combined effect of the arrangement, volume and shape of a building or a group of buildings in relation to other buildings and surroundings; details are the craftsmanship, building techniques and decoration used etc.; materials encompass texture, colour etc., and how they are used.

Objectives Of Good Design

In terms of objectives, regard to the existing character of an area is essential. 'By design' outlines how a range of interrelated aspects can contribute to character definition. Reference should be made to the overall townscape of the settlement and its wider landscape, the particular pattern of streets, buildings and spaces in the neighbourhood, the specific scale, massing and design of buildings adjoining the site and in the street, and the presence of features of heritage or ecological value. Local building traditions and materials can also be important, as can the history and use or functions of the area. In seeking to define local character, it must be recognised that this can vary considerably within an area. Wyre comprises a wide variety of both urban and rural settings, settlements of different size and age, and, within each settlement, different character areas. Each application site will exhibit a unique mix of characteristics.

New development should respect and relate to the area in which it is proposed and as a minimum maintain and where possible enhance the character of the area. This is not to say that new proposals must replicate that nearby, rather that they must be sensitive to site features, the essential character of the area and not detrimentally affect the landscape/ townscape. Where there are no significant local traditions or existing development is lacking in character or of a poor quality it should not be replicated. The challenge to create a place of distinctiveness will be greater.

Character and innovation can exist together with old and new buildings fitting together provided they are carefully designed. Innovative design that has similar scale and massing to the existing will be welcomed where it enhances the area.

The need to ensure that areas comprising the public realm are of a high quality is also central to the attainment of good design. The public realm is made up of the parts of a village or town that are available for use by everyone. This can include streets, foot and cyclepaths, open spaces and landscaping, squares, arcades and public buildings, whether publicly or privately owned. It is important that any development which incorporates public realm is well designed to ensure that the public areas are both attractive and successful, i.e. The space is usable by every sector of the population. Public areas must not be land which is left over after the buildings have been designed, but should form an integral part of the development, linked to patterns of movement and activity. Where possible, public spaces should be designed to incorporate existing features of the site, and exhibit natural surveillance; this will make them both feel and be safer (see policy core 12). Where appropriate, street furniture and public art should be integrated into the design of development to give areas identity. Particularly in central areas, developments will be encouraged to enhance the public realm by ensuring that the ground floor use of units creates activity and interest.

Linked to this is the need to clearly distinguish between public and private spaces. All developments should clearly define public and private spaces and give enclosure to the public realm whilst promoting safety and security. The means of enclosure - walls, railings etc. - should provide both privacy and security without becoming a dominant visual feature of the site. Regard should be paid to the character of the area when choosing the form of enclosure to be incorporated. In general, new development should relate to the line of the buildings in the street and provide an active street frontage; incorporate pedestrian access from the street rather than from the rear or from internal courtyards; have distinctive fronts and backs; define and enclose private space to the rear of buildings and define open spaces and streets i.e. By the use of appropriately scaled buildings and trees.

Finally, in terms of 'people friendliness', it is important that all new development helps create places which are both easy to get to and move through. It should be remembered that streets are more than just channels for vehicles - they should offer a safe and attractive environment for all users. It is essential that transport routes reflect urban design qualities and not just traffic considerations, i.e. A street should be a public space. One of the main priorities of planning guidance at all levels is to reduce dependence on the car and encourage the use of other more sustainable forms of transport, including walking, cycling and public transport. The impact of this on the design of major new developments is that highway engineering standards should no longer be the starting point in the design of layouts. Encouragement will be given to schemes that give maximum space to pedestrians and cyclists and minimum space to the car. A well-designed urban structure has a network of routes and spaces allowing for use by pedestrians, cyclists and vehicles, with that order of priority. All new routes should connect to existing routes and movement patterns and where possible follow established short cuts. The design of a street layout should where possible include public transport facilities, and walking distances between major land uses and public transport stops should be minimised to encourage the use of public transport.

Whilst the council is keen to ensure that design is not dominated by roads and provision for the car user, it is unrealistic to design out the car completely. Parking provision should therefore be incorporated as an integral part of design. Further guidance is given in SPG 4, and the Lancashire county council supplementary guidance 'access and parking' and 'parking standards'. This guidance acknowledges the need to promote sustainable transport where possible, allowing flexibility in the imposition of standards. Good opportunities to develop the use of sustainable transport, for example when the development is centrally located and is likely to generate substantial movement, should be taken where possible.

The Role of Supplementary Guidance

'By design' points to the wider role SPG can play in achieving high quality design, by helping to define key aspects of character, and outlining key design principles based upon these. Design related SPG is wide ranging, and can vary in focus from borough-wide to site specific. SPG9 'secure design', is applicable in the majority of cases. Other examples are of particular relevance to Wyre, and should be referred to as appropriate. These are outlined below.

Lancashire county council has prepared a draft SPG based upon the Lancashire landscape strategy (lls), produced in 2001. This aims to draw upon the lls, which comprised a detailed appraisal of landscape characteristics across the county, and recommendations for their enhancement and improvement.

At a more local level, the council is working with a number of parishes in the borough on the preparation of village design statements. Vds's differ from other design guidance in that they are prepared primarily by local communities - with the input from the local authority generally restricted to an advisory role. The aim of the statement is to describe the qualities and characteristics that people value in their village and surroundings - setting out clear and simple guidance for the design of new development in the village, based on character. The council will aim to adopt quality vds's as SPG, and these will be a material consideration in the determination of planning applications.

Implementation

By the application of development control powers and by liaison and negotiation between council officers, representatives of special interest groups and other interested parties, and government bodies as appropriate.

The submitted design should be based upon an appraisal of the context of the site. This appraisal should take into account the objectives of good design. The scope of the appraisal will depend upon individual characteristics of the proposal. A design statement outlining the results of the appraisal and subsequent solution may be required depending upon the size, nature and location of the application. Design statements will not generally be required for small-scale householder developments.

However, PPG1 encourages good design everywhere, and accordingly all proposals should be generally consistent with the aims of good design as outlined by this policy and relevant supplementary guidance.

Policy HOUS 2: Alterations and Extensions to Residential Properties

Proposals to extend or alter existing residential properties within the plan area will be permitted providing that the scheme meets the design and amenity requirements of policy core 11 and **does not conflict with any other policy or proposal of this plan.**

Proposals relating to dwellings located either in the open countryside, green belt or the area of outstanding natural beauty will only be approved provided that the extension or alteration;

- A. Is appropriate in character and style to the dwelling and the area, and
- B. Is proportionate in scale to the size of the original building, and**
- C. Is developed using materials appropriate to the locality, and
- D. Involves a high standard of design which enhances the visual quality of the landscape

Justification

In accordance with the objective to protect and enhance the qualities of the residential environment, this policy will ensure that careful consideration is given to all proposals for residential extensions and alterations when planning consent is required. The usual planning considerations for any type of development relating to design, materials, amenity, space, access, car parking, local environment and so on will be applied so that a high standard of development will be maintained for all sizes of schemes. In determining any application reference will also be made to the council's supplementary planning guidance notes, 'extensions and alterations to dwellings and spacing standards in housing layouts' which provide more detailed advice. Although the basic theme of the guidance notes will remain unaltered throughout the plan period minor amendments and additions may be undertaken so that the advice more adequately reflects current national guidance and practice.

In environmental terms, it is important that developments which do take place respect the scale and character of their particular locality. Whilst it may be appropriate for a modest increase in size in order to provide a level of accommodation and a generally recognised range of domestic facilities to modern standards, very large extensions in relation to the size of the existing dwelling can have a detrimental effect not only on the building itself but also on the locality, and will usually be resisted especially in sensitive rural areas. This prevents the loss of important amenity space around dwellings which are built in close proximity to one another, the loss of smaller dwellings in the rural area which are frequently an inherent part of the character and quality of rural landscapes and the creation of disproportionately sized dwellings. It must be emphasised that this policy does not generally relate to proposals to extend converted rural buildings. The conversion of rural buildings will be determined in accordance with policy hous4.

In areas designated as open countryside, green belt and area of outstanding natural beauty, all development must be carefully controlled to protect and enhance scenic quality or to maintain the openness of the area. In recognition of this fact, more stringent criteria will be applied to proposals within these areas to ensure an acceptable form of development.

Extensions to dwellings to be used as granny flats and conservatories will also be considered against the provisions of this policy and will be required to meet the same standards of development as any other type of extension.

Implementation

By the application of development control powers. Attention is drawn to the council's 'extensions and alterations to dwellings and spacing standards in housing layouts' supplementary planning guidance notes.

Policy ENVT 9: Conservation Areas

Development in and adjoining conservation areas as defined on the proposals map will only be permitted where:

- A. Proposals respect the existing character and setting of the area together with views into or out of the area, and
- B. New buildings are sited so as to retain existing building lines and open spaces, and
- C. The density, scale, proportions, height and fenestration accord with their surroundings, and
- D. The use and application of building materials respect local traditional materials, techniques and design characteristics, and
- E. The scale, proportion and height of advertising material and the use of materials, including colour, is appropriate, and
- F. Where acceptable the nature and degree of any illumination should have no detrimental impact upon the visual character of the conservation area, and
- G. Landscaping is designed as an integral part of the scheme where appropriate. Except in those circumstances where it can be clearly shown that demonstrable harm will not be caused to the character of the conservation area, and the basis of its designation will not be undermined, and in respect of listed buildings is consistent with policy envt 11, development proposals in conservation areas will not be permitted where they include:
- H. The demolition of listed buildings or those buildings which make a positive contribution to the character or appearance of the conservation area
or
- I. The amalgamation of adjacent plots if this results in the development of larger buildings out of scale with their surroundings, or
- J. The refurbishment of adjoining buildings to create a single larger space user where this would adversely affect the character of the conservation area

Justification

Conservation areas are defined as 'areas of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance'. Designation provides additional control over the demolition of buildings and the quality of development or redevelopment in the area and gives additional protection to trees. In certain cases, the designation may enable grants to be obtained from government funded sources towards the repair of buildings.

The following conservation areas exist in the borough, Fleetwood , Poulton, Garstang, Calder Vale, Churchtown, Dolphinholme and Scorton.

Where appropriate the council will designate further conservation areas, having regard to the limited resources available to undertake such steps and any following enhancement schemes. It is implicit that within any designation or enhancement exercise, consultation with local residents, community interest groups, parish or town councils is undertaken.

Implementation

Through the application of development control powers, assisted where appropriate by the provision of detailed design guidelines and the provision of advice to applicants.

The effects of conservation area designation broadly relates to controls over the following:

- demolition of buildings
- lopping, topping or felling of trees
- planning applications which would affect the character of the area
- the provision of detailed information in any application
- limitations on the size of house extensions
- alteration to certain other types of development

The council will assess areas being considered for designation as conservation areas (or existing areas being reviewed) using the following criteria as guidelines:

1. That the area has a special character and/or historical character which should be maintained. The area should illustrate development either from a particular period, or over a number of periods and thereby form a strong link with the past
2. That the special character of the area is reasonably well preserved as a whole
3. That the area illustrates all or some of the following features from one or a number of periods
 - prevalent building materials
 - architectural characteristics
 - historical development
 - street and boundary layout
4. That the area provides an example of the historic development within a particular locality which cannot be replicated, and is therefore unique in that respect and is worthy of conservation for the benefit of the community.

In exceptional circumstances, where development of listed or unlisted buildings is to be considered the council will require detailed plans to be approved for the future of the site and the developer to enter into an agreement to carry out the development within a specified time period following the advice contained in PPG15.

Policy ENVT 10: Listed Buildings

Proposals for the repair, alteration, extension (internal or external) or change of use of a listed building will be permitted provided that:

- A. Any changes are entirely in keeping with the character, proportion, detailing and materials of the existing building, and
- B. The proposal preserves the physical fabric of the building, and
- C. The proposal does not adversely affect the building's setting or its reasons for listing, and
- D. Any change of use is necessary to ensure the future of the building

Justification

As at September 2003 the listed building resource consisted of 457 buildings of which two are grade 1, six are grade 2* with the remainder being grade 2. The stock of listed buildings of pre 1840 origins reflect the predominantly rural character of the area. The development of Fleetwood from 1840-1900 saw urban buildings in the town increase considerably. Approximately one third of listed buildings in the borough are concentrated in Fleetwood. All urban areas grew from late victorian times onwards. However, there are very few listed buildings in the borough from the 20th century. The authority carried out a buildings at risk survey in 1992. This found that very few buildings were genuinely at risk and that the stock of listed buildings was found to be generally in good condition.

Listed buildings play an important part in Wyre's heritage. The repair and maintenance of listed buildings and appropriate alterations (where they are necessary to ensure the continued viability and use of the building) are essential to safeguard the future of that heritage. Proposals which retain the most important features of the listed property and repairs which restore degraded features will be particularly encouraged.

In certain circumstances, the change of use of a building may enable the listed building to be maintained and used rather than neglected. Although this may not always be appropriate for all types of uses the council will adopt a flexible attitude in those suitable cases to ensure the future of the building, whilst having regard to the particular features of the property when considering proposals. This policy reflects the advice of PPG15.

Implementation

By the application of development control powers. When considering applications for alterations to, or extensions, or changes of use of listed buildings, or development affecting their setting the council will give priority to the maintenance of the fabric and character of the original listed building and its curtilage.

Where residential conversion of a listed farm building is proposed, particular regard will be given to protecting the historic fabric and special interest of the building. Residential conversion of listed farm buildings, if carried out unsympathetically, can undermine the whole purpose of the buildings' listing. Whilst policy hous4 deals with the principle of residential conversion, the impact on the listed building or its setting will be an important consideration when determining the proposal. Advice on listed farm buildings is contained in the English heritage statement 'the conservation of historic farm buildings, 1990'.

Particular attention will be given to all proposals to ensure that:

- existing materials and details are retained so far as possible
- existing openings are not enlarged so that they become out of proportion to an elevation
- new work and materials match the existing as closely as possible, and
- extensions do not dominate the building

Where a listed building is left to decay to the point where it may be lost, the council will use its statutory powers (as appropriate) to secure the future of the building. Design guidance and advice will be provided and the council will take appropriate enforcement action where unauthorised work is carried out.

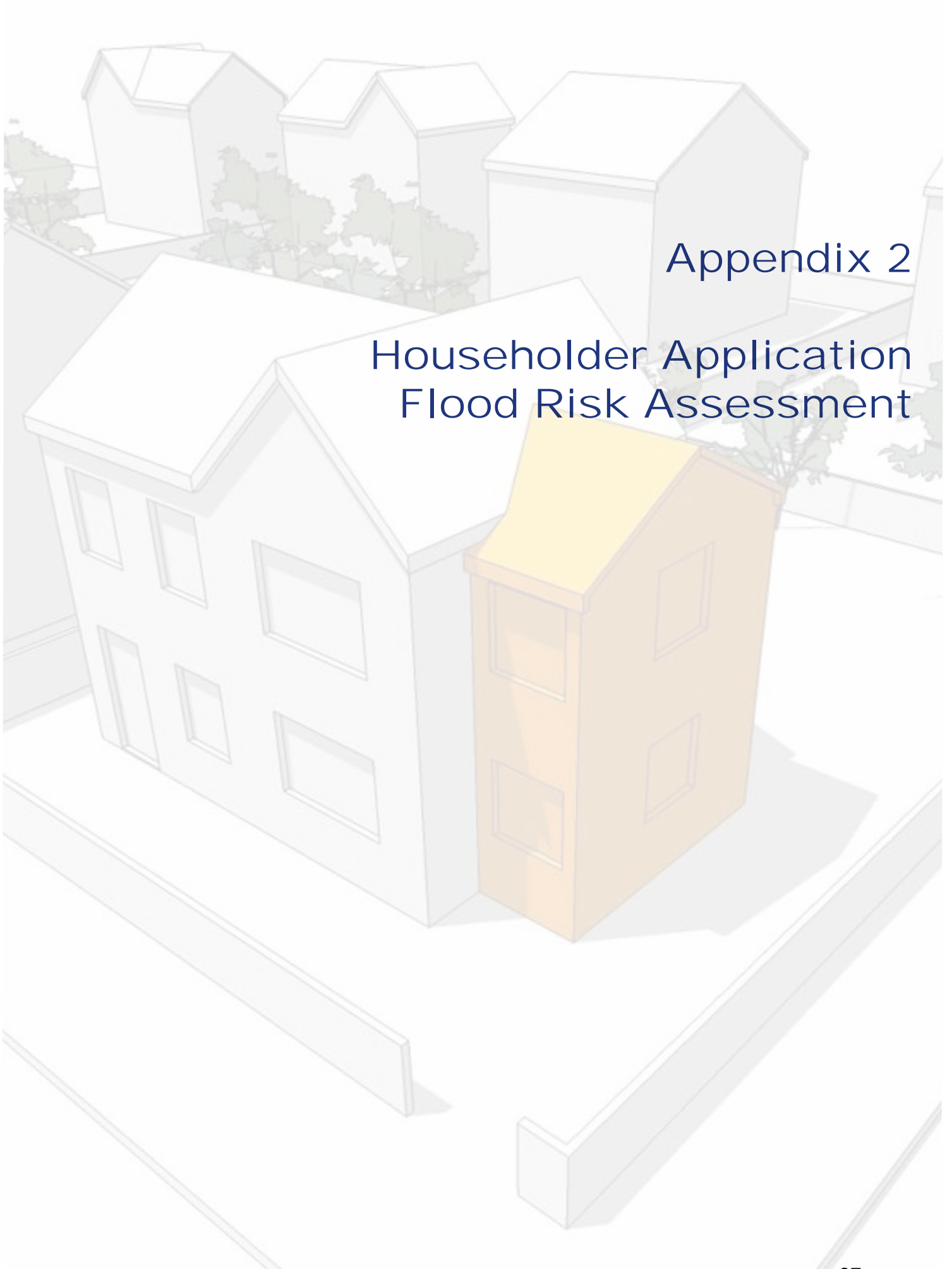
JOINT LANCASHIRE STRUCTURE PLAN: LANDSCAPE AND HERITAGE IN LANCASHIRE – SUPPLEMENTARY PLANNING GUIDANCE

Lancashire County Council and the Borough Councils of Blackburn with Darwen and Blackpool, as Joint Structure Plan Authorities have prepared Supplementary Planning Guidance (SPG) on Landscape and Heritage in Lancashire. Titled 'Landscape and Heritage'.

The SPG supports Policies 20 and 21 of the Replacement Joint Lancashire Structure Plan 2001-2016. It is consistent with national and regional planning guidance. This document was subject to public consultation July - September 2003 and August - September 2005. Whilst the SPG does not form part of the Replacement Joint Lancashire Structure Plan, it may be taken into account as a material consideration in deciding planning applications.

The SPG provides a strategic good practice guide for development in rural and urban environments. (See www.lancashire2016.com/landscapeheritageSPG.asp).

Appropriate policies of the JLSP and the JLSP Landscape and Heritage SPG are saved until 30th March 2008. JLSP policies will no longer have effect once they are replaced with RSS policies. Similarly, JLSP policies will no longer have effect if they are not replaced with RSS policies, unless they are the subject of a direction from the Secretary of State to be saved for a longer period.



Appendix 2

Householder Application Flood Risk Assessment



March 2007

Householder and other minor extensions

The guidance below is designed to cater for domestic extensions as well as the extension of an existing building used for non-domestic purposes where the floor space 'footprint' created by the development does not exceed 250 square metres.

The Environment Agency recommends that:

Applicants complete the table below and include it with the planning application submission. The table, together with the supporting evidence, will form the Flood Risk Assessment (FRA) and will act as an assurance to the Planning Authority that flood risk issues have been addressed as part of the development.

Planning Authorities check the planning application and ensure that one or other of the mitigation measures proposed in the table below has been incorporated into the development

Applicant to choose one or other of the flood mitigation measures below.	Applicant to provide the LPA with the supporting Information detailed below as part of their FRA	Applicant to tick one of the boxes below
Either ; Floor levels within the proposed development will be set no lower than existing levels AND, Flood proofing of the proposed development has been incorporated where appropriate.	Details of any flood resilience and resistance techniques to be included in accordance with 'Preparing for floods' (ODPM 2003)	
Or, Floor levels within the extension will be set 300mm above the known or modelled 1% (1 in 100 chance each year) river flood level or 0.5% (1 in 200 chance each year) tidal & coastal flood level.	This must be demonstrated by a plan that shows finished floor levels relative to the known or modelled flood level. All levels should be stated in relation to Ordnance Datum	

[Click here for information on flood resilience and resistance techniques](#)

Cumulative impact of minor extensions and the removal of Permitted Development rights.

In circumstances where local knowledge (Strategic Flood Risk Assessment held by the LPA/ letters from the parish council etc.) has indicated that the cumulative impact of minor extensions may have a significant effect on flood risk as highlighted in PPS25 paragraph D14, FRA guidance note 2 can be applied.

End of comment

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**Blackpool Council
Fylde Borough Council
Wyre Borough Council
Local Development Frameworks**

***Extending Your Home* – Supplementary Planning Document**

Sustainability Appraisal

Final Report

November 2007



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Components That Make Up The SEA Environmental Report

This Sustainability Appraisal report incorporates the requirements for an Environmental Report under the Environmental Assessment of Plans and Programmes Regulations 2004. These Regulations transpose the Strategic Environmental Assessment Directive (European Directive 2001/42/EC) into English law.

The places in the Sustainability Appraisal Report where the components which are required in relation to the Environmental Report are signposted in **Table 1** below.

Table 1: Signpost of where in this report the different aspects of the SEA Directive have been satisfied

Information to be included in an Environmental Report under the SEA Regulations	Relevant Sections in the SA Report
An outline of the contents, main objectives of the plan and its relationship with other relevant plans and programmes	2.8 – 2.14 4.1 – 4.3
The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan	4.4 – 4.6
The environmental characteristics of areas likely to be significantly affected	4.4 – 4.6 4.13 – 4.15
Any existing environmental problems which are relevant to the plan, including in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC	4.4 – 4.6 4.13 – 4.15
The environmental protection objectives, established at international, community or national level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation	4.1 – 4.3
The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soils, water, air, climatic factors, material assets, cultural heritage, landscape, and the interrelationship between the above factors	Section 6 Appendix 3
The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan	Section 6 Appendix 3
An outline of the reasons for selecting the alternatives dealt with and a description of how the assessment was undertaken including any difficulties	Section 3 Section 4 Section 5 Appendix 2
A description of measures envisaged concerning monitoring	Section 7
A non-technical summary of the information provided above	Section 1

1.0 Summary and Outcomes

- 1.1 This section provides a non-technical summary of the Sustainability Appraisal Report, setting out the process and the difference the process has made.

Non-Technical Summary

- 1.2 Blackpool Council, Fylde and Wyre Borough Councils committed to undertake the production of a joint *Extending Your Home* SPD as part of a joint working arrangement. The SPD will be used by the three Local Planning Authorities when determining planning applications for household extensions and alterations.
- 1.3 The *Extending Your Home* Supplementary Planning Document (SPD) will provide guidance to applicants and their agents on the preparation of high quality and sustainable designs for planning permission for house extensions across the three districts.
- 1.4 SA is now an integral part of producing planning documents under the Planning and Compulsory Purchase Act 2004 (the Act). In accordance with the Government's Practical Guide to Strategic Environmental Assessment (SEA), SA's of SPD's should also fully incorporate the requirements of the European Directive 2001/42/EC, known as the SEA Directive. This Directive is transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004 – the SEA Regulations.

The Appraisal Methodology

- 1.5 The approach adopted to undertake the SA was based on the process set out in the Office of the Deputy Prime Minister (ODPM) (now Department for Communities and Local Government – DCLG) guidance paper '*Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents*', November 2005.
- 1.6 The level of detail and scope that the SA covered was agreed by key stakeholders involved in the SA process as part of consultation on a SA Scoping Report. This report was produced to set out the initial context and findings of the SA and the proposed approach to the appraisal process.

Relationship with other Plans, Policies and Programmes

- 1.7 The *Extending Your Home* SPD has been directly influenced in various ways by other plans, policies and programmes at the national, regional and local level. The purpose of reviewing other plans, policies and programmes

is to enable the relationship between these and the *Extending Your Home* SPD are full considered to ensure no possible conflicts, inconsistencies and constraints are apparent.

- 1.8 There were no inconsistencies between the policies and policy documents listed above. The key links identified were with PPS1: Delivering Sustainable Development; the Draft Submitted Regional Spatial Strategy for North West England (March 2006); and the relevant Council Local Plans.

Baseline Information and Characteristics

- 1.9 The baseline is effectively information, which outlines the current and likely future state of Blackpool, Fylde and Wyre Borough's that could be influenced by adoption of an *Extending Your Home* SPD.
- 1.10 Comprehensive baseline information for each Borough has been collected during SA scoping exercises undertaken for each Borough's LDF. This presents a picture of the current state of the environments of each of the Borough's, including social and economic aspects, highlighting existing problems and opportunities, which could be considered in the LDF.
- 1.11 Issues and trends identified included that the population of the three Borough's is concentrated in the upper age groups, and in the case of Blackpool, lower age groups also. This has key implications for education, employment and the economy. General human health issues are of a concern in all three Borough's, especially Blackpool, where deprivation is a key issue.

The Sustainability Appraisal Framework

- 1.12 The establishment of SA objectives and criteria is central to the SA process. The SA framework, based on these objectives provides a way in which sustainability effects can be described, assessed and compared. The sustainability objectives used for the SA of the SPD were drawn from an analysis of the baseline data, relevant plans, policies and programmes and an analysis of the objectives and purpose of the SPD.
- 1.13 In total 28 objectives were used, organised under three dimensions of sustainability: social, environmental and economic. The objectives covered a broad range of issues, including: to improve the health of the population; to promote vibrant communities which participate in decision making; to reduce vulnerability to climate change; to protect and enhance wildlife especially rare and endangered species; and, to maximize sustainable economic growth.

Appraisal of Strategic Options

1.14 One of the key requirements of SA is to consider reasonable alternatives as part of the assessment process. During the development of the SPD a range of options were considered, assessed and debated. This process enables comparisons between options, highlighting any potential implications on sustainability. The options assessed were:

- **Option A (Do nothing/business as usual):** This option would result in a lack of clear guidance for people who wish to extend their home. It would result in less consistent decision making and a lack of transparency in decision making. This could have a detrimental impact on health and well-being, accessibility, climate change, the quality of the townscape, economic growth and would remove an opportunity for people to be involved in the decision making process.
- **Option B (Provide clear guidance for homeowners by way of SPD):** This option would strike the right balance between the needs of people wishing to extend and the impact of any development on neighbours. This ensures that all people who may be affected by a development are given equal consideration without prejudice. It would allow an opportunity for specific issues to be addressed, such as design and special circumstances without being overly restrictive. This could have positive benefits for the SA objectives identified in Option A above.
- **Option C (Provide clear guidance for homeowners by way of a more restrictive SPD):** This option would benefit most the occupiers of neighbouring properties due the size of extensions being restricted. However, it would restrict the potential for people to extend their homes to meet their housing needs. Due to the imbalance, this option could have a positive impact on the SA objectives identified in Option A for neighbouring residents but have negative impacts for those people wishing to extend.
- **Option D (Provide clear guidance for homeowners by way of a more relaxed SPD):** This option would benefit most the people who wish to extend their homes to meet their housing needs. As a result, however, larger extensions could have significant detrimental impacts on the amenity of neighbouring occupiers. Due to the imbalance, this option could have a positive impact on the SA objectives identified in Option A for people wishing to extend, but have negative impacts for neighbouring residents.

1.15 The key changes and the sustainability strengths and weaknesses of each option were identified. The preferred option is therefore to provide a document, which would provide clear and accountable guidance to people who wish to extend their domestic property. This option is delivered by the SPD, (Option B).

Appraisal of Plan's Effects

- 1.16 The SA provides a record of the prediction and assessment of the potential effects of the preferred option and the 'do nothing' option. These were assessed against each of the 28 sustainability objectives and were given a score based on a five-point scale with one uncertain category:

++	MAJOR POSITIVE
+	MINOR POSITIVE
0	NEUTRAL
-	MINOR NEGATIVE
--	MAJOR NEGATIVE
?	UNCERTAIN

In addition the effects of the Plan were described in terms of the time period over which they will occur, whether they are probable or improbable, their geographical scale, and whether the effects are permanent or temporary.

- 1.17 The SPD policies sufficiently address the balance between the needs of people wishing to extend their home and the impact of that development on neighbouring occupiers. This therefore has positive impacts on many of the social objectives e.g. health. The SPD performs best in the provision of detailed design guidance. This guidance is not provided in any other policy documents, and as such, better quality development will be secured as a direct result of these Design Notes, having knock-on impacts on a number of sustainability objectives e.g. economic growth, enhancement and protection of areas and buildings with historic or architectural merit and townscapes.
- 1.18 On undertaking a SA of the SPD, several issues were identified and ultimately incorporated into the SPD prior to draft consultation. In general these issues were concerned with waste minimisation and the need to fully explore the incorporation of renewable energy sources. The SPD also failed to offer guidance on the need to utilise locally sourced materials and labour skills and basic crime reduction and security measures in new development.

Implementation and Monitoring

- 1.19 A key process of SA is to establish how any significant sustainability effects of implementing the SPD will be monitored. Potential indicators have been proposed as a starting point for developing the SPD monitoring programme. Mostly the indicators proposed are based on data already collected by the three Council's. It is envisaged that monitoring will be on an annual cycle, incorporated into the Annual Monitoring Report work.

1.20 Details are provided in the SA Report of the process that has been followed in producing the SPD.

Difference the Sustainability Appraisal Process has Made

1.21 The SA process and the preparation of the SPD have been initiated to build upon the three Council's future ambitions as part of their Local Development Frameworks. Therefore the SA has found that implementing the SPD will have overall positive benefits on sustainability.

1.22 However some opportunities for further enhancement have been identified through the SA process and these recommendations have been incorporated into the SPD. These include:

- Restructure of the section dealing with Sustainable Construction, to include further advice on climate change and the need to take account of use of recycled materials, reducing energy consumption and waste minimisation.
- Insertion of an additional section drawing attention to crime preventative methods and adoption of practices to mitigate against any potential detrimental impacts residential extensions may have on crime.

How to Comment

1.23 The adopted version of the SPD and SA will be subject to annual review by the three Council's. Should you wish to make a comment on this document which may be considered part of this annual review, please write to: Head of Planning (Policy), Fylde Borough Council, Town Hall, Lytham St Annes, FY8 1LW.

2.0 Background

Introduction

- 2.1 This report is the final Sustainability Appraisal (SA) of the *Extending Your Home* Supplementary Planning Document (SPD), which has been produced jointly by Blackpool Council, Fylde and Wyre Borough Councils.
- 2.2 Consultation on this SA Report for the *Extending Your Home* SPD took place between 9th August and 19th September 2007 alongside a draft version of the SPD. This followed consultation on an SA Scoping Report that took place during February/March 2007. The comments received during both consultation periods and the responses of Blackpool, Fylde and Wyre Council's to these representations are included in the published Statement of Consultation.

Purpose of Sustainability Appraisal

- 2.3 Sustainability Appraisals are now an integral part of producing planning documents under the Planning and Compulsory Purchase Act 2004 (the Act). Under Section 39(2) of the Act, Local Authorities are required to produce a Local Development Framework (LDF) to replace existing Local Plans. SA is mandatory for all new or revised Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs).
- 2.4 SA is undertaken to assess and improve the SPDs contribution to the sustainable development of the area it affects. The overarching aim of the process is to contribute to better decision-making and better planning. The most widely accepted definition of sustainable development is: "development which meets the needs of the present without compromising the ability of future generations to meet their own needs" (Brundtland Report, 1987).
- 2.5 The main purpose of SA is to appraise the social, environment and economic effects of plan strategies and policies from the outset of the preparation process so that decisions can be made which accord with the objectives of sustainable development. The Government has produced several pieces of guidance on how to carry out an appraisal, drawn from the statutory regulations relating to the European Directive 2001/42/EC on the '*assessment of the effects of certain plans and programmes on the environment*' (the 'Strategic Environmental Assessment' or SEA Directive). The most recent guidance is 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents' published by the Office of the Deputy Prime Minister (now Department for Communities and Local

Government, DCLG) in November 2005. This guidance will inform the preparation of the SA.

Compliance with the SEA Directive/Regulations

- 2.6 In accordance with the Government's Practical Guide to Strategic Environmental Assessment (SEA), SA's of SPD's should also fully incorporate the requirements of the European Directive 2001/42/EC, known as the SEA Directive. This Directive is transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004 – the SEA Regulations. While SEA and SA are distinct processes, the intention of this SA is to adopt an approach to appraisal, which also meets the requirements of the SEA Directive and Regulations.
- 2.7 **Table 1** on page 1 indicates where in this report the requirements of the SEA Directive have been satisfied.

Purpose, Objectives & Content of Plan

- 2.8 Blackpool Council, Fylde and Wyre Borough Councils committed to undertake the production of a joint *Extending Your Home* SPD as part of a joint working arrangement. The SPD will be used by the three Local Planning Authorities when determining planning applications for household extensions and alterations.
- 2.9 The SPD is intended to provide guidance to applicants and their agents on the preparation of high quality and sustainable designs for planning permission for house extensions across the three districts.
- 2.10 The three Councils recognise that home owners may want to extend or alter their homes to meet the changing accommodation needs of families. However whilst recognizing the homeowners' desire to improve their properties, the Council's also have to consider the potential impacts of these extensions on neighbours and the character of the local environment.
- 2.11 The SPD will supplement and enhance 'saved' policies from the adopted Blackpool, Fylde & Wyre Local Plans and will inform policies to be included in the Local Development Frameworks (LDF's) including the Core Strategies which will replace the Local Plans. The SPD, now adopted, replaces the following Supplementary Planning Guidance (SPG):
- SPG Note 1: 'House Extensions' (Blackpool Council), and
 - SPG Note 5: 'House Extensions' (Wyre Borough Council).
- 2.12 The SPD is intended to ensure:

- consistency and fairness in making decisions on planning applications
- that impacts on neighbours are acceptable
- that impacts on the character of the local environment are positive through adoption of good design principles
- that the needs of homeowners are met in so far as is compatible with the above.

2.13 The aims and objectives of the *Extending Your Home* SPD are:

- to promote high quality design in all house extensions throughout the three local authority areas
- to provide applicants with guidance on the minimum standards of design and space about dwellings which the three Councils will expect proposals to meet when determining planning applications
- to provide design advice in respect of extensions even where planning permission is not needed
- to promote and encourage appropriate development that contributes to a better designed built environment that will meet the needs of all the authorities' residents
- to promote the opportunities for wider benefits that the extension or alteration of residential properties can offer
- to encourage applicants to consider the environmental impacts and long term sustainability and adaptability of their proposals which could improve the performance and efficiency of homes
- to encourage innovation and creativity where appropriate.

2.14 The *Extending Your Home* SPD is split into 3 parts:

- Part A: Introduction and Background – Describing the instances where planning permission will be required, where to go for further advice, how to use the SPD, the aims and purpose of the document and statutory guidance and procedures.
- Part B: Other Important Information and Advice – Describing the approach in Conservation Areas or to Listed Buildings, how to make a planning application and further information on covenants and ownership.
- Part C: Design Guidance Notes for Extending Your Home – This section contains 10 detailed design guidance notes on varying types of house extensions.

3.0 Appraisal Methodology

Approach Adopted

3.1 The approach adopted to undertake the SA was based on the process set out in the Office of the Deputy Prime Minister (ODPM) (now Department for Communities and Local Government – DCLG) guidance paper ‘*Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents*’, November 2005.

3.2 **Table 2** (below) sets out the SA stages and tasks, based on those listed in the Government guidance. Completion of this SA Report and all stages of consultation mean the Adoption and Monitoring stage has been reached, with implementation monitoring undertaken in the future to achieve Stage E.

Table 2: The SA process and interface with SPD production

PRE PRODUCTION
SA Stage A: Setting the Context, establishing the baseline and deciding on the scope
<ul style="list-style-type: none"> - Identifying other relevant policies, plans, programmes and sustainable development objectives that will affect or influence SPD - Collecting baseline information - Identify key sustainability issues and problems - Developing the Sustainability Appraisal framework - Test the SPD objectives against the sustainability objectives and whether the SPD objectives are consistent. - Produce scoping report and carry out consultation with key stakeholders on the scope of the appraisal and the key issues and possible options for solutions - Consulting on the scope of the Sustainability Appraisal
PRODUCTION
SA Stage B: Developing and Refining Options
<ul style="list-style-type: none"> - Carry out appraisal of the SPD options and make recommendations for improvement
SA Stage C: Appraising the effects of the Draft SPD
<ul style="list-style-type: none"> - Predict the effects and carry out detailed assessment of the effects of the draft SPD - Propose measures to maximise beneficial effects and mitigate adverse effects - Develop proposals for monitoring - Prepare final SA report along with the draft SPD
SA Stage D: Consultation on the SA Report and Draft SPD
<ul style="list-style-type: none"> - Consult on the final SA report along with draft SPD - Carry out, where necessary, appraisal of any significant changes made as a result of representations
ADOPTION and MONITORING
<ul style="list-style-type: none"> - Inform consultees that SPD has been adopted - Issue statement summarising information on how the SA results and consultee opinions were taken into account. The reasons for the choice of options and proposals for monitoring, including any recommended changes
SA Stage E: Monitoring and Implementation of the SPD
<ul style="list-style-type: none"> - Monitor significant effects of the SPD to identify at an early stage any unforeseen adverse effects - Undertake appropriate remedial action where necessary, including possible review of SPD

Timetable and Responsibility

- 3.3 The timing of the key SA outputs and tasks is contained within **Table 3** (below).

Table 3: Timetable of SA outputs and tasks

TASK	TIMETABLE
Preparation of the SA Scoping Report	January 2007
Consultation on SA Scoping Report	February/March 2007
Appraisal of Strategic Options and Effects of SPD	April/May 2007
Preparation of Responses to Comments from Consultees	April/May 2007
Preparation of SA Report	June 2007
Consultation on SA Report	August/Sept 2007
Adoption	November 2007

Consultation Arrangements

- 3.4 In January 2007 an SA Scoping Report was produced to set out the initial context and findings of the SA and the proposed approach to the rest of the appraisal. The aim was to ensure that the SA was comprehensive and would address all relevant issues and objectives by enabling input from key consultation bodies at an early stage in the process.
- 3.5 During August and September 2007 a final SA Report was published for consultation alongside a draft version of the *Extending Your Home* SPD.
- 3.6 Comments on the Report were specifically invited from the three ‘*authorities with environmental responsibilities*’ i.e. the Environment Agency, Natural England and English Heritage, as designated by the Government through the Environmental Assessment of Plans and Programmes Regulations, 2004. In addition other stakeholders who represented an interest in the *Extending Your Home* SPD and the Report was published on the relevant Council’s websites.
- 3.7 The comments received have shaped the final approach to the SA, and those received during both consultation periods are contained within the published Statement of Consultation.

4.0 Sustainability Objectives, Baseline and Framework

Relationship with other Plans, Policies and Programmes

4.1 The *Extending Your Home* SPD has been directly influenced in various ways by other plans, policies and programmes at the national, regional and local level. The purpose of reviewing other plans, policies and programmes is to enable the relationship between these and the *Extending Your Home* SPD are fully considered to ensure no possible conflicts, inconsistencies and constraints are apparent.

4.2 **Table 4** (below) identifies a list of all the plans and strategies that were reviewed as part of this SA.

Table 4: List of relevant plans, policies and programmes reviewed as part of the SA

INTERNATIONAL AND NATIONAL
<ul style="list-style-type: none"> ▪ EC Directive - Assessment of the effects of plans and programmes on the environment 2001/42/EC ▪ EC Directive - Conservation of Natural Habitats of Wild Fauna and Flora 92/43/EEC ▪ EC Directive - Establishing a framework for the Community Action in the Field of Water Policy ▪ Kyoto Protocol, 1997 ▪ Sustainable Communities: People, Places and Prosperity (A 5-year Plan from the ODPM) 2005 ▪ Sustainable Communities Homes for All (ODPM 2005) ▪ PPG2 - Green Belts ▪ PPG13 - Transport ▪ PPG15 - Planning and the Historic Environment ▪ PPS1 - Delivering Sustainable Development ▪ PPS3 - Housing ▪ PPS7 - Sustainable Development in Rural Areas ▪ PPS9 - Biodiversity and Geological Conservation ▪ PPS22 - Renewable Energy ▪ PPS23 - Planning and Pollution Control ▪ PPS25 - Development and Flood Risk ▪ Waste Strategy for England and Wales, 2000 ▪ Climate Change: The UK Programme ▪ Environment Act 1995 ▪ Wildlife and Countryside Act 1981 (as amended) ▪ Countryside and Rights of Way Act 2000 ▪ UK Biodiversity Action Plan ▪ Working with the Grain of Nature: A Biodiversity Strategy for England, 2002 ▪ Our Energy Future – Creating a Low Carbon Economy ▪ Environmental Quality in Spatial Planning, 2005 ▪ Landscape Character Assessment Guidance for England and Scotland, 2002
REGIONAL
<ul style="list-style-type: none"> ▪ North West Regional Economic Strategy, 2006 ▪ Draft Submitted Regional Spatial Strategy for North West England, March 2006 ▪ North West Regional Housing Strategy, 2003 ▪ Regional Waste Strategy for the North West, 2004 ▪ Lancashire Minerals and Waste Development Framework ▪ Lancashire Biodiversity Action Plan ▪ Countryside Character, Volume 2: North West England

LOCAL
<ul style="list-style-type: none"> ▪ Blackpool Local Plan 2001-2016 – especially policies BH3, LQ1, LQ9, LQ14 & NE3 ▪ Fylde Borough Local Plan Alterations Review 2004-2016 – especially policies HL4, HL5, SP2, SP3 & SP6 ▪ Wyre Borough Local Plan 1991-2006 – especially policies SP14, H4, ENV9 & ENV10 ▪ The 1st Deposit Draft Wyre Borough Local Plan 2001-2016 – especially policies CORE11, HOUS2, ENVT9 & ENVT10 ▪ Blackpool Community Strategy ▪ Fylde Community Plan 2003-2013 ▪ Wyre Community Strategy

4.3 There were no inconsistencies between the policies and policy documents listed above. The key links identified were with PPS1: Delivering Sustainable Development; the Draft Submitted Regional Spatial Strategy for North West England (March 2006); and the relevant Council Local Plans.

Baseline Information and Characteristics

4.4 The baseline is effectively information, which outlines the current and likely future state of Blackpool, Fylde and Wyre Borough's that could be influenced by adoption of an *Extending Your Home* SPD.

4.5 Comprehensive baseline information for each Borough has been collected during SA scoping exercises undertaken for each Borough's LDF. This presents a picture of the current state of the environments of each of the Borough's, including social and economic aspects, highlighting existing problems and opportunities, which could be considered in the LDF.

4.6 Whilst not all of this baseline information is relevant to the production of an *Extending Your Home* SPD, **Table 5** (below) summarises the key baseline issues and opportunities, which have been identified.

Table 5: Key baseline issues and opportunities

Population	
Blackpool	High resident population with largest proportions in upper and lower age groups. This has implications for education, employment and the economy, disposable income, health and other service provision and also has implications for adaptable housing provision.
Fylde	High proportion of elderly people. Large recent population rise due to significant in-migration which has contributed to recent rises in house prices.
Wyre	Wyre has a high proportion of elderly people, with implications for flexible housing needs. Large recent population rise due to in-migration, which has implications for housing provision and prices.
Education and Skills	
General	Need to ensure appropriate skills for construction of high quality eco extensions are available.
Blackpool	Education and skills deprivation is prevalent with a high proportion of adults holding no qualifications and low levels of child educational participation. Raising education attainment should be a major priority.
Fylde	High levels of educational attainment and aspiration should be maintained. Need to increase levels of participation and attainment in education for all members of society. Need to improve access to, and involvement in, lifelong learning opportunities.
Wyre	Access to education skills, lifelong learning and continuous improvement, appropriate to business needs should be promoted

Human Health	
Blackpool	Quality of Health is poor compared to national and regional averages, which has impacts on the labour force and, consequently, the area's economy. Health improvements will benefit the economy and quality of life.
Fylde	The proportion of residents with a long term limiting illness is above the national rates. This has economic implications for the borough. Promoting healthy lifestyles and reducing health inequalities amongst different groups in the community will improve the overall quality of life in the borough. Access to health and social services in isolated locations needs to be improved.
Wyre	Quality of health is generally slightly below regional and national averages and there is a need to reduce disparities within rural and deprived areas Health improvements and a reduction in the proportion of residents with long term limiting illness would benefit economy and enhance quality of life.
Water	
Blackpool	Opportunities should be taken to protect and enhance current water quality
Fylde	River water quality is generally poor. Measures should be taken to protect and enhance ground and surface water quality. Coastal water quality should also be protected and enhanced.
Wyre	Opportunities should be taken to protect and enhance river water quality
Soil and Land Quality	
Blackpool	Encourage brownfield site development as opposed to greenfield site development.
Fylde	Encourage development of brownfield land where appropriate. Maintain and enhance soil quality.
Wyre	Maintain levels of development of brownfield land in preference to greenfield.
Air Quality	
Blackpool	Air quality should be successfully managed, monitored and improved where possible.
Fylde	Efforts should be made to protect and improve local air quality.
Wyre	Air quality should be maintained at good levels and improved further where possible.
Climatic Factors and Energy	
Blackpool	Promotion of Sustainable Urban Drainage Systems to reduce surface run-off rates and reduce the risk of flooding. Renewable energy sources should be promoted as part of new developments where appropriate.
Fylde	New development should be encouraged to use sustainable urban drainage systems to manage runoff and further reduce flood risk. Increase energy efficiency and increase the use of renewable energy.
Wyre	New development should be encouraged to use sustainable urban drainage systems to manage runoff and further reduce flood risk. Renewable energy should be promoted on new developments (including extensions and alterations).
Cultural Heritage	
Blackpool	Opportunities should be sought to enhance and protect existing cultural heritage and promote new opportunities where possible.
Fylde	Distinct cultural heritage resource affords protection. Protect and enhance historic buildings and sites. Protect and enhance historic landscape/townscape value.
Wyre	Opportunities should be sought to protect and enhance the cultural heritage features.
Economy	
Blackpool	There is a need to encourage economic diversity with the current economy being reliant on tourism although visitor numbers are in steady decline. Small and medium sized high quality businesses should be encouraged and supported where possible to enhance and maintain the local economy.
Fylde	Employment in farming is under threat. There is a need to encourage economic diversity with the current economy being reliant on tourism although visitor numbers are in steady decline.
Wyre	There is a need to reduce inequalities in terms of access to education and training to reduce the existing shortage of appropriate skills and enhance the quality of the local workforce. Small and medium sized businesses should be supported where possible, to maintain and enhance the health of the local economy.

Deprivation	
Blackpool	High levels of violent crime and substance/drug abuse and misuse. Opportunities to prevent the further increase and ultimately reduce crime and the perception of crime should be encouraged.
Fylde	Low crime rates should be maintained. There is a need to reduce levels of crime, fear of crime, levels of anti social behavior and alcohol and drug abuse, especially in urban areas.
Wyre	Although crime rates are low compared to national and regional comparisons, opportunities to prevent the increase of crime and reduce disparities between wards should be taken
Housing	
Blackpool	There is a need to improve upon the large stock of existing poor quality housing and increase the supply of affordable housing whilst reducing issues of overcrowding.
Fylde	High demand for housing has led to high average house prices and affordability problems. There is a need to reduce the number of unfit homes. There is a need for more social housing and a need to increase the availability of affordable housing for all.
Wyre	There is a need for sustainable provision of affordable housing. High levels of unfit dwellings particularly in Pharos ward (Fleetwood) and Burn Naze (Thornton Cleveleys)
Landscape Character & Conservation	
Blackpool	The Fylde Peninsula is made up of differing and diverse landscapes. Designated as 'Lancashire and Amounderness Plain', generally centered on Blackpool and Lytham St Annes, concentrated urban planned Victorian coastal settlements. Generally the Lancashire and Amounderness Plain is characterised by remnants of lowland mires and mosses, medium to large-scale field patterns and a relatively flat and gently rolling plain. The retention of contrasting landscapes, the conservation of lowland mosses and the retention and management of hedgerows are considered as future priorities.
Fylde	
Wyre	
	Access to the countryside, countryside quality, protection of landscapes and nature conservation are all important issues in the region. Natural England holds most of the information required, however this is not considered directly relevant to a residential extensions SPD.

Data Collection Limitations

4.7 The baseline data collected to date for Borough wide SA's does not, at the moment, contain other relevant information, which could be of assistance in assessing the sustainability of the proposals emerging through this SPD. Where possible, additional information will be collected on:

- Numbers and % of listed buildings at risk;
- Numbers of planning appeals relating to household extensions;
- Feedback from applicants on information and guidance on making householder planning applications.

4.8 Clearly collection of some of the baseline data can be infrequent, which may create limitations, in addition, the collection of this baseline data is an ongoing process as part of the LDF, this means that new information may, in time, emerge, that has relevance to the appraisal.

The Sustainability Appraisal Framework

4.9 The establishment of SA objectives and criteria is central to the SA process. The SA framework, based on these objectives provides a way in which sustainability effects can be described, assessed and compared. The objectives of the SPD are, in general, distinct from the SA objectives, however will, in some cases overlap.

- 4.10 The sustainability objectives used for the SA of the SPD were drawn from an analysis of the baseline data, relevant plans, policies and programmes and an analysis of the objectives and purpose of the SPD.
- 4.11 In total 28 objectives were used, organized under three dimensions of sustainability: social, environmental and economic. The objectives covered a broad range of issues, including: to improve the health of the population; to promote vibrant communities which participate in decision making; to reduce vulnerability to climate change; to protect and enhance wildlife especially rare and endangered species; and, to maximize sustainable economic growth.
- 4.12 The complete SA framework can be found in Appendix 1.

Key Sustainability Issues and Problems

- 4.13 There are various key sustainability issues that have been derived from analysis of the baseline data, analysis of relevant plans, policies and programmes and analysis of the objectives and purpose of the SPD.
- 4.14 The following have been considered as key general sustainability issues covering all three Borough's:
- The need to enhance the appearance of the built environment, particularly residential neighbourhoods and areas.
 - Promotion of environmentally sound measures and the long term sustainability and adaptability of proposals which could improve upon the performance and efficiency of homes.
 - Improvement of the function, usability and overall enjoyment of residential properties.
 - Promoting safe and secure environments.
 - Promote a reduction in energy consumption through the use of sustainable technologies, recycling practices and the minimisation of waste.
 - Protecting the appearance of the original dwelling, where of merit, and seeking to minimise or prevent detrimental effects upon the street scene.
 - Avoiding unacceptable impacts upon the amenities of residents of neighbouring or affected properties.
 - Encouraging the use of contemporary designs where they create innovative, sustainable and creative solutions.
 - Preserving and enhancing the character and appearance of Conservation Areas where appropriate and preserving the inherent architectural value and appearance of Listed Buildings and sites and/or features of archaeological or historic importance.

- Encouraging the appropriate development of properties to provide good living standards whilst taking into account the changing needs of households.
- Provide clear examples of unacceptable development that fails to meet the above criteria.
- Provide clear statements of intent that do not allow current poor development to be a reference point to set the precedent for future development.
- How alterations/minor additions to existing housing can adapt to the impacts of climate change.
- How alterations/minor additions to existing housing can reduce emissions of greenhouse gases.
- How renewable energy can be incorporated into existing housing.
- How we can better manage water resources.
- How we can make better use of finite resources in existing housing.
- How to contribute to maintaining and enhancing the built environment whilst at the same time meeting sustainability objectives.

4.15 In addition to these general sustainability issues the following issues have highlighted as being specific to each Borough:

Blackpool

- Reduction in the number of poor quality dwellings.
- Provide options for expanding the provision of flexible and adaptable housing types.
- Raise the inherent quality of the built environment Borough wide and protect and enhance those areas that have been identified as having value culturally, economically and physically.

Fylde

- Need for more affordable family housing.
- There is too much emphasis upon high density housing rather than housing for families.
- Improve the proportion of housing stock considered to be fit for use.
- Maintain rural population in order that essential services such as primary schools survive.
- Support the preservation and/or development of high quality built and natural environments.

Wyre

- Reducing the number of unfit dwellings.
- Enabling the provision of flexible housing suitable to population needs, especially the elderly.

5.0 Appraisal of Strategic Options

- 5.1 One of the key requirements of SA is to consider reasonable alternatives as part of the assessment process. During the development of the SPD a range of options were considered, assessed and debated.
- 5.2 The aim of options appraisal is to assess the sustainability of all options against the sustainability framework. This process enables comparisons between options, highlighting any potential implications on sustainability. The appraisal of options also enables recommendations for mitigation of negative impacts and suggestions for modifications to the preferred option as presented in the SPD.
- 5.3 The preferred approach, presented by the SPD, is to provide transparent guidance for homeowners about what types of domestic extensions/developments are likely to be considered acceptable. However, three alternative strategic options were considered: 'do nothing/business as usual' approach (i.e. have no guidance), produce an SPD that provides more restrictive guidance (i.e. only allows very small extensions to properties), and produce an SPD that provides less restrictive guidance (i.e. allows very substantial extensions to dwellings).

Characteristics of the Options

5.4 Option A: Do nothing/business as usual

- 5.5 Although Supplementary Planning Guidance exists for House Extensions, this will at some point cease to be effective in the new Local Development Framework. Option A therefore assumes a future scenario when no such guidance will exist, and would, therefore, result in a degree of uncertainty about the types of domestic extensions that would be acceptable and would result in the planning process being slowed down significantly due to a lack of clear guidance. Decisions would also be less consistent resulting in a potentially unfair system.

5.6 Option B: Provide clear guidance for homeowners by way of SPD

- 5.7 Option B would involve the preparation of a document that would provide clear and accountable guidance to people who wish to extend their domestic property. This document would seek to strike a balanced approach between the needs of people who wish to extend and the impact of the development on neighbouring occupiers.

5.8 Option C: Provide clear guidance for homeowners by way of a more restrictive SPD

5.9 This approach would offer the same benefits as Option B, but would restrict the opportunity for homeowners to meet their housing needs. However a positive benefit of this would be that the impact of new extensions on neighbouring occupiers would also be restricted.

5.10 Option D: Provide clear guidance for homeowners by way of a more relaxed SPD

5.11 This approach would offer the same benefits as Option B, but the impacts of new extensions on the amenity of neighbouring residents would be significant due to the size of extensions. However, it would offer more opportunity for homeowners to meet their housing needs.

Summary of the Appraisal of Strategic Options

5.12 The appraisal matrix contained in Appendix 2 confirms that Option B performs best in terms of sustainability in comparison with the other options:

- **Option A (Do nothing/business as usual):** This option would result in a lack of clear guidance for people who wish to extend their home. It would result in less consistent decision making and a lack of transparency in decision making. This could have a detrimental impact on health and well-being, accessibility, climate change, the quality of the townscape, economic growth and would remove an opportunity for people to be involved in the decision making process.
- **Option B (Provide clear guidance for homeowners by way of SPD):** This option would strike the right balance between the needs of people wishing to extend and the impact of any development on neighbours. This ensures that all people who may be affected by a development are given equal consideration without prejudice. It would allow an opportunity for specific issues to be addressed, such as design and special circumstances without being overly restrictive. This could have positive benefits for the SA objectives identified in Option A above.
- **Option C (Provide clear guidance for homeowners by way of a more restrictive SPD):** This option would benefit most the occupiers of neighbouring properties due the size of extensions being restricted. However, it would restrict the potential for people to extend their homes to meet their housing needs. Due to the imbalance, this option could have a positive impact on the SA objectives identified in Option A for neighbouring residents but have negative impacts for those people wishing to extend.

- **Option D (Provide clear guidance for homeowners by way of a more relaxed SPD):** This option would benefit most the people who wish to extend their homes to meet their housing needs. As a result, however, larger extensions could have significant detrimental impacts on the amenity of neighbouring occupiers. Due to the imbalance, this option could have a positive impact on the SA objectives identified in Option A for people wishing to extend, but have negative impacts for neighbouring residents.

5.13 The preferred option is therefore to provide a document, which would provide clear and accountable guidance to people who wish to extend their domestic property. This option is delivered by the SPD.

6.0 Appraisal of Plan's Effects

- 6.1 The appraisal of the Plan's effects can be found in the matrix in Appendix 3 which provides a record of the prediction and assessment of the potential effects of the SPD and the 'do nothing' approach. The plan objectives were scored on a five point scale with one uncertain category, against each of the sustainability objectives:

++	MAJOR POSITIVE
+	MINOR POSITIVE
0	NEUTRAL
-	MINOR NEGATIVE
--	MAJOR NEGATIVE
?	UNCERTAIN

In addition the effects of the Plan were described in terms of the time period over which they will occur, whether they are probable or improbable, their geographical scale, and whether the effects are permanent or temporary.

Potential Overall Effects of the Draft SPD

- 6.2 The matrix in Appendix 3 shows that, overall, the majority of the sustainability objectives are affected either positively or very positively by the implementation of the SPD.
- 6.3 The SPD policies sufficiently address the balance between the needs of people wishing to extend their home and the impact of that development on neighbouring occupiers. This therefore has positive impacts on many of the social objectives e.g. health.
- 6.4 In addition, production of the SPD allows for extensive consultation, in line with requirements. This ensures ownership of the policies for residents and refinement of those policies so that they are representative of the views of residents. Irrespective of whether an SPD is produced or not, potential disturbances are inevitable in the construction phase.
- 6.5 The SPD performs best in the provision of detailed design guidance. This guidance is not provided in any other policy documents, and as such, better quality development will be secured as a direct result of these Design Notes, having knock-on impacts on a number of sustainability objectives e.g. economic growth, enhancement and protection of areas and buildings with historic or architectural merit and townscapes.

- 6.6 The SPD however performs least best on environmental objectives. Although the SPD does discuss sustainable construction methods, more guidance could be offered as to the requirements of waste minimisation and the need to fully explore the incorporation of renewable energy sources. The SPD also fails to offer guidance on the need to utilise locally sourced materials and labour skills and basic crime reduction and security measures in new development.

Secondary, Cumulative and Synergistic Effects

- 6.7 As part of the appraisal of the effects of the SPD, secondary, cumulative and synergistic effects were considered.
- 6.8 The secondary, cumulative and synergistic impacts of the SPD are generally positive, although where potential negative impacts are envisaged they are summarised. For example providing a balanced approach to residential extensions could provide adequate additional space within households for study areas, indirectly improving education standards. In addition, allowing people to meet their housing needs could reduce any out migration from the region. Some potentially negative impacts are also identified: including the potentially damaging impacts on biodiversity and rare and endangered species which has in the SPD been mitigated against, and the cumulative impacts of house extensions on increasing surface run-off and increasing flood risk.

The Difference the Sustainability Appraisal Process Has Made

- 6.9 The SA process and the preparation of the SPD have been initiated to build upon the three Council's future ambitions as part of their Local Development Frameworks. Therefore the SA has found that implementing the SPD will have overall positive benefits on sustainability.
- 6.10 However some opportunities for further enhancement have been identified through the SA process and these recommendations have been incorporated into the SPD. These include:
- Restructure of the section dealing with Sustainable Construction, to include further advice on climate change and the need to take account of use of recycled materials, reducing energy consumption and waste minimisation.
 - Insertion of an additional section drawing attention to crime preventative methods and adoption of practices to mitigate against any potential detrimental impacts residential extensions may have on crime.

7.0 Implementation and Monitoring

- 7.1 The significant sustainability effects of implementing the SPD will be monitored to help identify unforeseen adverse effects and to enable remedial action to be taken.
- 7.2 The three Council's are required to produce Annual Monitoring Reports (AMRs) to assess the implementation of the Local Development Scheme (LDS) and the extent to which policies in the Local Development Documents (LDDs) are being achieved. The *Extending Your Home* SPD will be included in this process.
- 7.3 **Table 6** (below) shows the indicators that form part of the SA framework, some of these will be monitored through the AMR process to assess the significant effects of the SPD.

Table 6: Potential Indicators

▪ % of people who like the neighbourhood they live in' to act as a proxy
▪ Housing density as proxy
▪ Burglary (per 1000 pop)
▪ Vehicle crimes (per 1000 pop)
▪ % residents who think affordable housing has got better / stayed the same
▪ Social housing waiting lists
▪ % of people working from home
▪ % Household waste recycled
▪ % Household waste composted
▪ % Household waste recovered for energy and heat
▪ % Household waste landfilled
▪ Per capita household waste (kg)
▪ Annual average energy / gas consumption
▪ Domestic CO ₂ Emissions per capita (estimates)
▪ % river length of good biological / chemical quality
▪ BAP Species
▪ % of listed buildings at risk
▪ Number of jobs available relating to the construction industry
▪ VAT Registrations
▪ Annual Resident and Household Income

Next Steps

- 7.4 The SPD has now been adopted, and therefore the role of the SA in the future will be to provide a tool for monitoring the significant effects of implementing the SPD. The indicators shown in **Table 6** will provide a useful basis to monitor the performance of the SPD and inform any future reviews to policy that may be required.

APPENDIX 1:
SUSTAINABILITY APPRAISAL FRAMEWORK

Appendix 1: Sustainability Appraisal Framework

Topic Area	SA Objective	Appraisal Criteria	Indicators	Data Source
SOCIAL				
Human Health	To improve the health of the population	Does the SPD provide fair and clear guidance on the types of extensions that would be considered as having a detrimental impact on the amenities/ well being of neighbouring occupiers? Does the SPD help to minimise these? Does it allow households to secure a decent home that meets their needs?	% of people who would like the neighbourhood that they live in to act as a proxy	Quality of Life Survey
	To promote healthy lifestyles and good living standards for residents	Will the SPD prevent the significant loss of daylight and privacy caused by inappropriate development? Will the SPD reduce the number of complaints associated with noise, lighting pollution, loss of privacy, loss of on-street parking and general disturbance to neighbours due to increased activity at the site?	Housing density as proxy N/A	Local Authority Planning Applications Planning Enforcement Team
Education	To improve the education and skills of the population	Will the SPD provide opportunities for skills development?	N/A	
Crime & Safety	To improve safety and security for people and property	Does the SPD include design measures, which will minimise crime and the fear of crime?	Burglary (per 1000 pop) Vehicle crimes (per 1000 pop)	Crime & Safety Data – Lancashire Profile
	To reduce crime, disorder and the perception of crime	Will the SPD reduce actual crime, fear of crime or anti social behaviour by creating a better/improved urban landscape?	Burglary (per 1000 pop) Vehicle crimes (per 1000 pop)	
Deprivation and Poverty	To reduce deprivation within the Borough	Does the SPD prevent discrimination and promote equality? Does the SPD support an increase in household income/ wealth?	N/A	

Topic Area	SA Objective	Appraisal Criteria	Indicators	Data Source
Housing	To ensure that everyone has access to a good home that meets their needs	Will the SPD maximise the quality and design of the existing housing stock? Will the SPD ensure an adequate supply of a diverse range of housing types appropriate to the needs of the community?	N/A % residents who think affordable housing has got better / stayed the same Social housing waiting lists	Census (but only every 10 yrs) Quality of Life Survey Registered Social Landlord data
	To promote the increase of the amount of residential floor space available to promote sustainable lifestyles and communities	Will the SPD encourage sustainable lifestyles?	% of people working from home	
Neighbourhood and Community	To promote vibrant communities which participate in decision making	Will all sections of the local community have an opportunity to be involved in the preparation of the SPD?		
	To protect and enhance community spirit and quality of life in neighbourhoods	Will it improve satisfaction of people living in neighbourhoods? Will the SPD mitigate against additional on-street parking, as a result of potential increases in car presence at the site resulting from increased accommodation?	% of people who like the neighbourhood that they live in. N/A	Quality of Life Survey ONS Census Data (Adults/Bedrooms/Car Ownership)
Accessibility	To improve accessibility for all the community	Does the SPD improve access for disabled persons? Does the SPD encourage access to more sustainable forms of transport?	% of people working from home	

Topic Area	SA Objective	Appraisal Criteria	Indicators	Data Source
ENVIRONMENTAL				
Energy & Climate Change	To reduce the generation of waste and promote recycling	Will the SPD reduce householder waste?	% Household waste recycled % Household waste composted % Household waste recovered for energy and heat % Household waste landfilled Per capita household waste (kg)	BVPI 82a BVPI 82b BVPI 82c BVPI 82d BVPI 84
	To reduce greenhouse gas emissions and improve air quality	Will the SPD make a positive contribution towards reducing greenhouse gas emissions? Does the SPD encourage the use of green construction methods? Does the SPD encourage energy efficiency for new developments?	N/A	
	To reduce vulnerability to climate change	Will the SPD ensure that new developments incorporate suitable flood protection measures? Will the SPD minimise the amount of surface water runoff?		
	To reduce the running costs and energy use of buildings	Will the SPD lead to an increase in energy consumption?	Annual average energy / gas consumption Domestic CO2 Emissions per capita (estimates)	DTI Trends DEFRA

Topic Area	SA Objective	Appraisal Criteria	Indicators	Data Source
	To promote principles of sustainable construction and inclusion of renewable energy sources	Will the SPD lead to increased developments using sustainable methods of construction?		
	To encourage the minimisation of waste resultant from development as part of a waste minimisation strategy	Will the SPD encourage the minimisation of waste resultant from development such as the reuse and/or recycling of materials?		
Water	To improve the quality of water courses	Will the SPD make a positive contribution towards the improvement of the boroughs' waterways? Will the SPD minimise the amount of surface water run off? Will the SPD minimise the level of pollution entering the water table?	% river length of good biological / chemical quality	DEFRA / OFWAT
	To ensure the saving of water resources	Will the SPD ensure implementation of water saving methods by design?	N/A	

Topic Area	SA Objective	Appraisal Criteria	Indicators	Data Source
Biodiversity	To protect and enhance wildlife especially rare and endangered species	Will the SPD make a positive contribution to the protection of rare and endangered species such as bats and particular birds often nesting in the roofspace of dwellings?	BAP Species	Lancashire BAP
Material Assets	Prudent use of energy and natural resources	Does the SPD encourage the use of green construction methods? Does the SPD encourage energy efficiency for new developments? Does the SPD maximise the use of recycled materials?	N/A	
Cultural Heritage	To preserve or enhance buildings and areas of special historic and/or architectural interest or value	Will the SPD clearly ensure that development respects the local distinctiveness and character of an area and encourage the enhancement of urban landscape quality?	% of listed buildings at risk.	
Landscape and Townscape Quality	To promote and encourage a high standard of design and development that complements and enhances the area and nearby buildings by improving the quality of the built environment	Will the SPD safeguard and enhance the character and appearance of existing residential areas? Will the SPD enhance the setting of sites, features, buildings and areas of architectural interest and their setting?	% of people who say they like living in their neighbourhood	Quality of Life Survey

Topic Area	SA Objective	Appraisal Criteria	Indicators	Data Source
	To maintain and enhance the quality of landscapes and townscapes.	Will the SPD make a positive contribution to good design?		
ECONOMIC				
Economic Health	To maximize sustainable economic growth	Will the SPD improve the image of the area as a place to invest?	N/A	
	To ensure good quality employment opportunities are available to all	Will the SPD encourage local employment opportunities?	Number of jobs available relating to the construction industry	Annual Business Inquiry/ NOMIS
	To ensure speedy processing of planning applications	<p>Will the SPD assist applicants and developers to receive a decision on a planning application within a reasonable time period?</p> <p>Will the SPD assist applicants to submit an application with a high chance of approval?</p> <p>Will the SPD help reduce the number of planning application objections raised by affected parties, and the escalating number of applications to be heard at Planning Committee?</p> <p>Will the SPD reduce the number of complaints reported on application plans or planning conditions not adhered to?</p>	N/A	<p>Local Planning Authority performance on minor planning applications</p> <p>Local Planning Authority Enforcement Team Records</p>

Topic Area	SA Objective	Appraisal Criteria	Indicators	Data Source
		Will the SPD help reduce the number of planning appeals? Will the SPD result in a reduction in retrospective planning applications for house extensions?		
	To ensure the local area is economically prosperous and competitive	Will the SPD inhibit individual economic prosperity? Will the SPD encourage residential extensions to be built using locally sourced materials and skills?	VAT Registrations Annual Resident and Household Income	ONS / Nomis ONS / Nomis

APPENDIX 2:
APPRAISAL OF STRATEGIC OPTIONS

Appendix 2: Appraisal of Strategic Options

Sustainability Objective	Option A (Do Nothing)		Option B (Balanced Approach SPD)		Option C (More Restrictive SPD)		Option D (Less Restrictive SPD)	
	Effect	Comments/ Mitigation	Effect	Comments/ Mitigation	Effect	Comments/ Mitigation	Effect	Comments/ Mitigation
SOCIAL								
To improve the health of the population	-	Having no SPD could lead to an inappropriate balance between the needs of the person wishing to extend and the impact of the extension on the amenities of neighbouring residents, leading to a detrimental impact on health.	+	An appropriate balance would be struck between the needs of the person wishing to extend and the impact of the extension on the amenities of the neighbouring residents, there would be fewer health implications.	+/-	The balance in this case would favour the neighbouring residents due to extensions being restricted in size. However the needs of the person wishing to extend may not be met leading to potential overcrowding.	+/-	The balance in this case would favour the person wishing to extend, which would be to the detriment to the neighbouring occupiers.
To promote healthy lifestyles and good living standards for residents	-	Having no SPD could lead to an inappropriate balance between the needs of the person wishing to extend and the impact of the extension on the amenities of neighbouring residents, leading to a detrimental impact on health.	+	An appropriate balance would be struck between the needs of the person wishing to extend and the impact of the extension on the amenities of the neighbouring residents, there would be fewer health implications.	+/-	The balance in this case would favour the neighbouring residents due to extensions being restricted in size. However the needs of the person wishing to extend may not be met leading to potential overcrowding.	+/-	The balance in this case would favour the person wishing to extend, which would be to the detriment to the neighbouring occupiers.
To improve the education and skills of the population	0	Negligible impact. Allowing people to extend may provide more space within a household for studying to take place.	0	Negligible impact. Allowing people to extend may provide more space within a household for studying to take place.	0	Negligible impact. Allowing people to extend may provide more space within a household for studying to take place.	0	Negligible impact. Allowing people to extend may provide more space within a household for studying to take place.
To improve safety and security for people and property	0	This issue is covered by policies contained within relevant Local Plans. Having no SPD will however not enforce security guidelines.	0	This issue is covered by policies contained within relevant Local Plans. A balanced SPD will however provide guidance on establishing security requirements.	0	This issue is covered by policies contained within relevant Local Plans. An SPD will however provide guidance on establishing security requirements.	0	This issue is covered by policies contained within relevant Local Plans. An SPD will however provide guidance on establishing security requirements.
To reduce crime, disorder and the perception of crime	0	This issue is covered by policies contained within relevant Local Plans. Having no SPD will however not enforce security guidelines.	0	This issue is covered by policies contained within relevant Local Plans. A balanced SPD will however provide guidance on establishing security requirements.	0	This issue is covered by policies contained within relevant Local Plans. An SPD will however provide guidance on establishing security requirements.	0	This issue is covered by policies contained within relevant Local Plans. An SPD will however provide guidance on establishing security requirements.
To reduce deprivation within the Borough	+/-	Having no SPD could lead to an inappropriate balance between the needs of the	+	An appropriate balance would be struck between the needs of the person wishing to	+/-	This would positive benefits for the neighbours, but negative impacts for the	+/-	This would have positive benefits for the person wishing to extend, but

		person wishing to extend and the impact of the extension on the amenities of neighbouring residents. This would result in positive implications for the person extending, and negative implications for neighbouring residents.		extend and the impact of the extension on the amenities of the neighbouring residents, increased living space would improve quality of life, and therefore impact on deprivation would be restricted.		person wishing to extend.		negative impacts for the neighbours.
To ensure that everyone has access to a good home that meets their needs	+/-	Having no SPD could lead to an inappropriate balance between the needs of the person wishing to extend and the impact of the extension on the amenities of neighbouring residents. This would result in positive implications for the person extending, and negative implications for neighbouring residents.	+	An appropriate balance would be struck between the needs of the person wishing to extend and the impact of the extension on the amenities of the neighbouring residents.	+/-	This would positive benefits for the neighbours, but negative impacts for the person wishing to extend.	+/-	This would have positive benefits for the person wishing to extend, but negative impacts for the neighbours.
To promote the increase of the amount of residential floor space available to promote sustainable lifestyles and communities	-	Having no SPD will mean guidelines for extensions to residential floorspace are not in place to encourage such things as home working.	+	An appropriate and balanced SPD would ensure people wishing to extend could achieve appropriate levels of residential floorspace promoting sustainable lifestyles.	- -	A more restrictive SPD could mean that those wishing to extend cannot gain enough residential floorspace to promote sustainable lifestyles.	+ +	A less restrictive SPD could mean that those wishing to extend can easily gain sufficient floorspace to promote sustainable lifestyles.
To promote vibrant communities which participate in decision making	-	Although the planning process would allow an opportunity for people to comment on applications when they are submitted, the production of an up to date SPD would give people further opportunities to shape the policies that guide decisions.	+	Although the planning process would allow an opportunity for people to comment on applications when they are submitted, the production of an up to date SPD would give people further opportunities to shape the policies that guide decisions.	+	Although the planning process would allow an opportunity for people to comment on applications when they are submitted, the production of an up to date SPD would give people further opportunities to shape the policies that guide decisions.	+	Although the planning process would allow an opportunity for people to comment on applications when they are submitted, the production of an up to date SPD would give people further opportunities to shape the policies that guide decisions.
To protect and enhance community spirit and quality of life in neighbourhoods	+/-	Having no SPD could lead to an inappropriate balance between the needs of the person wishing to extend and the impact of the extension on the amenities of neighbouring residents. This may be detrimental to community spirit, however	+	An appropriate balance would be struck between the needs of the person wishing to extend and the impact of the extension on the amenities of the neighbouring residents. Thus achieving an enhanced community spirit and quality of life.	+/-	The balance in this case would favour the neighbouring residents due to extensions being restricted in size. This may improve quality of life in neighbourhoods, but may cause conflict, detracting from enhancement of	+/-	The balance in this case would favour the people wishing to extend due to less restriction on size of extensions. This may improve quality of life in neighbourhoods, but may cause conflict, detracting from

		may improve quality of life to those extending.				community spirit.		enhancement of community spirit.
To improve accessibility for all the community	-	Having no policy removes an opportunity to highlight specific requirements of individuals/groups.	++	Having an SPD provides an opportunity to highlight specific requirements of individuals/groups.	+	Having an SPD provides an opportunity to highlight specific requirements of individuals/groups. However, a more restrictive SPD would limit additions to a house, which could restrict accessibility for users.	++	Having an SPD provides an opportunity to highlight specific requirements of individuals/groups. A less restrictive SPD would provide greater allowances for people to extend so that they can improve their accessibility.
ENVIRONMENTAL								
To reduce the generation of waste and promote recycling	--	Although any impact of an SPD is likely to be negligible, if no SPD was adopted, people could extend their homes more freely, generating increased occupancy and waste generation.	0	Although any impact is likely to be negligible, adopting a balanced approach would allow people to extend their homes to a suitable level, thus not resulting in considerable increases in waste generation.	+	Although any impact is likely to be negligible, the adoption of a more restrictive approach to house extensions would result in smaller extensions, occupying less people and resulting in lower amounts of waste generation.	-	Although any impact is likely to be negligible, the adoption of a less restrictive SPD could result in larger extensions, occupying more people and resulting in increased waste generation.
To reduce greenhouse gas emissions and improve air quality	++	No guidance could allow people to extend and adapt their homes to meet their needs more freely which would reduce the need to build new houses = less energy use.	+	Adopting a balanced approach would still allow people to extend and adapt their homes to meet their needs, but to a lesser degree.	-	Employing a more restrictive approach would limit the opportunities people have to adapt their homes to meet their needs. This would result in the need to build new houses to meet changing needs.	++	Employing a less restrictive approach could allow people to extend and adapt their homes to meet their needs more freely, which would reduce the need to build new homes.
To reduce vulnerability to climate change	--	Development within flood risk areas may increase vulnerability to climate change. Having no guidance could allow more development, which could increase the vulnerability to flooding.	-	Allowing moderate extensions would have a reasonable impact on flooding due to increased surface run-off.	0	Employing a more restrictive approach would limit the amount of development that takes place, which in turn would limit the impact on flooding.	--	Having less restrictive guidance could allow more development, which could increase the vulnerability to flooding.
To reduce the running costs and energy use of buildings	--	No guidance could allow for people to extend their homes without adopting basic principles to reduce the energy use of buildings.	+	Adopting a balanced approach would allow for people to extend their homes and ensure basic principles to reduce energy use of buildings are employed.	++	Adopting a more restrictive approach would ensure more stringent restrictions on the size of extensions thereby reducing energy use of buildings.	-	Adopting a less restrictive approach would still ensure implementation of energy saving practices, but larger extensions would use more energy.
To promote principles of sustainable	--	No guidance could allow for people to extend their homes without adopting sustainable	+	Adopting a balanced approach would allow for people to extend their homes	+	Adopting a more restrictive approach would still allow for people to extend their homes	+	Adopting a less restrictive approach would allow for people to

construction and inclusion of renewable energy sources		construction principles and incorporating renewable energy sources.		and ensure the principles of sustainable construction and incorporation of renewable energy sources is explored.		and ensure the principles of sustainable construction and incorporation of renewable energy sources is explored.		extend their homes and ensure the principles of sustainable construction and incorporation of renewable energy sources is explored.
To encourage the minimisation of waste resultant from development as part of a waste minimisation strategy	0	Although covered by other policies, having no guidance would remove the opportunity to ensure waste resultant from development is dealt with in line with a minimisation strategy.	+	Although covered by other policies, the adoption of a balanced approach would ensure waste resultant from development is dealt with in line with a minimisation strategy.	++	Although covered by other policies, the adoption of a more restrictive approach would result in smaller developments, and would equally ensure minimisation of waste and resultant less waste dealt with in line with a minimisation strategy.	-	Although covered by other policies, the adoption of a less restrictive approach would result in larger developments, generating more waste, however would equally ensure minimisation of waste via a strategy.
To improve the quality of water courses	0	Any impact on waterways is likely to be negligible.	0	Any impact on waterways is likely to be negligible.	0	Any impact on waterways is likely to be negligible.	0	Any impact on waterways is likely to be negligible.
To ensure the saving of water resources	--	No guidance could allow people to extend their homes whilst missing an opportunity to ensure the implementation of standards to save water resources.	+	Adopting a balanced approach would ensure house extensions implement standards required to save water resources.	+	Adopting a more restrictive approach would still ensure house extensions implement standards required to save water resources.	+	Adopting a less restrictive approach would ensure house extensions implement standards required to save water resources.
To protect and enhance wildlife especially rare and endangered species	-	No guidance could allow people to extend and adapt their homes to meet their needs without having to take account and mitigate against the disruption to habitats of endangered and rare species.	+	Adopting a balanced approach would allow people to extend their homes whilst taking appropriate actions to protect and enhance especially rare and endangered species.	++	Adopting a more restrictive approach would still allow people to extend their homes, however the increased restrictions may more effectively protect and enhance rare and endangered species.	0	Adopting a less restrictive approach would allow people to extend their homes to a larger extent, which may be more damaging to rare and endangered species, however the SPD will mitigate impacts, producing a potential neutral effect.
Prudent use of energy and natural resources	++	No guidance could allow people to extend and adapt their homes to meet their needs more freely which would reduce the need to build new houses = less energy use.	+	Adopting a balanced approach would still allow people to extend and adapt their homes to meet their needs, but to a lesser degree.	-	Employing a more restrictive approach would limit the opportunities people have to adapt their homes to meet their needs. This would result in the need to build new houses to meet changing needs.	++	Employing a less restrictive approach could allow people to extend and adapt their homes to meet their needs more freely which would reduce the need to build new homes.
To preserve or enhance buildings and areas of special historic and/or architectural interest or value	0	Although covered by other policies, having no guidance would remove an opportunity to highlight the importance of preserving and enhancing areas of special historic or architectural interest.	+	Although covered by other policies, reference to the importance of preserving areas of special historic or architectural interest could be made in the SPD.	+	Although covered by other policies, reference to the importance of preserving areas of special historic or architectural interest could be made in the SPD.	+	Although covered by other policies, reference to the importance of preserving areas of special historic or architectural interest could be made in the

								SPD.
To promote and encourage a high standard of design and development that complements and enhances the area and nearby buildings by improving the quality of the built environment	-	Although covered by other policies, having no guidance would remove an opportunity to ensure extensions are of a high standard of design, complementing and enhancing areas and improving the quality of the built environment.	+	Although covered by other policies, the adoption of a balanced SPD would ensure extensions are of a high standard of design, complementing and enhancing areas and improving the quality of the built environment.	++	Although covered by other policies, the adoption of a more restrictive SPD would ensure extensions are of an even higher standard of design, complementing and enhancing areas and improving the quality of the built environment.	+	Although covered by other policies, the adoption of a less restrictive SPD would still ensure extensions are of a high standard of design, complementing and enhancing areas and improving the quality of the built environment.
To maintain and enhance the quality of landscapes and townscapes	--	Having no detailed guidance removes the opportunity to give specific design guidance for specific types of developments e.g. dormers, side extensions etc.	+	A balanced approach provides strong opportunities for design control.	++	More restrictive guidance provides greater design control	+	Less restrictive guidance still contributes to design, but to a lesser degree.
ECONOMIC								
To maximize sustainable economic growth	+/-	This would allow more people to meet their housing needs by allowing them to extend more freely, but this could lead to less acceptable development in terms of design which could deter investment into an area.	+	This would still allow an opportunity for people to extend and meet their needs but would provide stricter design guidance.	+/-	A more restrictive approach would mean fewer opportunities for people to extend and meet their needs but would provide stricter guidance.	+/-	This would allow people to meet their housing needs by allowing them to extend more freely, but could lead to less acceptable development in terms of design deterring investment.
To ensure good quality employment opportunities are available to all	0/+	Any impact is likely to be negligible, but it may provide construction opportunities (but not necessarily for local people).	0/+	Any impact is likely to be negligible, but it may provide construction opportunities (but not necessarily for local people).	0	Any impact is likely to be negligible and construction opportunities would be limited.	0/+	Any impact is likely to be negligible, but it may provide construction opportunities (but not necessarily for local people).
To ensure speedy processing of planning applications	--	A lack of clear guidance would mean it is more difficult to determine applications lengthening the process. It may also mean an increase in the level of conflicts and appeals.	++	Adoption of a balanced SPD would ensure decision making is made easier shortening the process. Guidance to people wishing to extend their home would be clear resulting in less conflicts, appeals and retrospective planning applications.	+/-	Adoption of a more restrictive approach would ensure decision making is easier shortening the process, however, restrictions on people wishing to extend their home may result in more conflicts and appeals.	+/-	Adoption of a less restrictive approach may ensure decision making is easier, however may result in a greater quantity of conflicts and objections by neighbours to larger scale extensions, thus lengthening the process.
To ensure the local area is economically prosperous and competitive	-	A lack of clear guidance may lead to less acceptable development, which could lower economic prosperity, there would be no clear guidance on the use of local	++	Adoption of a balanced approach would lead to acceptable development which could increase economic prosperity and ensure use of locally sourced	+/-	Adoption of a more restrictive approach would lead to acceptable development and ensure use of locally sourced materials and skills, however a reduction in the scale of	+	Adoption of a less restrictive approach would still result in acceptable development, and larger scale extensions would

		sourced materials and skills.		materials and skills.		development may reduce economic prosperity.		increase economic prosperity, whilst ensuring the use of locally sourced materials and skills.
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SUSTAINABILITY APPRAISAL SUMMARY	<p>Adopting a balanced approach (Option B) appears to be the most sustainable choice for the following reasons:</p> <ul style="list-style-type: none"> ▪ It strikes the right balance between the needs of people wishing to extend and the impact of any development on neighbours. This ensures that all people who may be affected by a development are given equal consideration without prejudice; ▪ It would allow an opportunity for specific issues to be addressed, such as design and special circumstances without being overly restrictive; ▪ It would ensure a sufficient level of environmental considerations and mitigation measures that could be incorporated into residential extensions to ensure sustainability and reduced impacts of house extensions on the environment. <p>Option A - Do nothing/business as usual: This option would result in a lack of clear guidance for people who wish to extend their home. It would result in less consistent decisions making, a lack of transparency in decision making and therefore increased conflict. This could have a detrimental impact on health and well-being, accessibility, climate change, the quality of the townscape, economic growth and would remove an opportunity for people to be involved in the decision making process.</p> <p>Option C – Provide clear guidance for homeowners by way of a more restrictive SPD: This option would benefit most of the occupiers of neighbouring properties due to the size of extensions being restricted. However, it would restrict the potential for people to extend their homes to meet their housing needs and promote sustainable lifestyles. Due to this imbalance, this option may have positive impacts for neighbouring residents, but has excessive negative impacts to those wishing to extend.</p> <p>Option D – Provide clear guidance for homeowners by way of a more relaxed SPD: This option would benefit most those people wishing to extend their homes to meet their housing needs promoting sustainable lifestyles. As a result however, larger extensions could have significant detrimental impacts on the amenity of neighbouring occupiers. Due to this imbalance, this option may have positive impacts for those wishing to extend, but has excessive negative impacts for neighbouring residents.</p>
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APPENDIX 3:
APPRAISAL OF THE EFFECTS OF THE SPD

Appendix 3: Appraisal of the Effects of the Draft SPD

'Do Nothing/Business As Usual'

Sustainability Objective	Timescale			Certainty	Scale	Permanent?	Secondary, Cumulative, Synergistic	Comments	Mitigation
	0-3 Years	3-10 Years	10+ Years						
SOCIAL									
To improve the health of the population	- -/+	-/+	-/+	High	Neighbourhood	Long Term	If neighbours on both sides extend there may be a cumulative impact on neighbours.	During the construction phase there are likely disturbances for people extending and neighbours, this may encourage conflicts. People extending would improve health and well being in longer term due to needs being met, however neighbours may suffer through loss of light.	Control over construction, hours of working etc. Provide SPD to balance the needs of those wishing to extend and neighbours.
To promote healthy lifestyles and good living standards for residents	- -/+	-/+	-/+	High	Neighbourhood	Long Term	If neighbours on both sides extend there may be a cumulative impact on neighbours.	During the construction phase there are likely disturbances for people extending and neighbours, this may encourage conflicts. People extending would improve health and well being in longer term due to needs being met, however neighbours may suffer through loss of light.	Control over construction, hours of working etc. Provide SPD to balance the needs of those wishing to extend and neighbours.
To improve the education and skills of the population	0	0	0	High	N/A		Extensions may enable better areas in the house for people to study.	Any impact on education is likely to be negligible.	
To improve safety and security for people and property	-	0	0	Medium	Neighbourhood	Short Term	Displacement of parking on street may increase vehicle crime.	During the construction phase there are likely to be disturbances for the people extending and the neighbours. There may also be dangers associated with the building works. In addition having no SPD will not ensure basic safety and security measure are put into practice in the construction process and finished development.	Increase site security and safety, SPD could offer guidance on this issue. SPD could also offer guidance on securing property.

To reduce crime, disorder and the perception of crime	-	0	0	Medium	Neighbourhood	Short Term	Displacement of parking on street may increase vehicle crime.	During the construction phase there are likely to be disturbances for the people extending and the neighbours. There may also be dangers associated with the building works. In addition having no SPD will not ensure basic safety and security measure are put into practice in the construction process and finished development.	Increase site security and safety, SPD could offer guidance on this issue. SPD could also offer guidance on securing property.
To reduce deprivation within the Borough	++	+	+	High	District	Uncertain	Building extensions will provide more job opportunities (although these may not be for local people).	The extension has its greatest positive impact in the first few years as this is when it is likely to be needed the most. However changing housing needs are unpredictable and so the necessity of the extension may diminish over time.	
To ensure that everyone has access to a good home that meets their needs	+ +/-	+ +/-	+/-	High	District	Medium Term	A secondary impact of building extensions is allowing people to meet their needs that helps retain population in the region.	The extension has its greatest positive impact in the first few years as this is when it is likely to be needed the most. However changing housing needs are unpredictable and so the necessity of the extension may diminish over time. Having no SPD could lead to an inappropriate balance between the needs of the person wishing to extend and the impact of the extension on the amenities of neighbouring residents.	Ensure SPD addresses the need to balance between owners/occupiers of house to be extended and impact on neighbours.
To promote the increase of the amount of residential floor space available to promote sustainable lifestyles and communities	-/+	-/+	-/+	High	District	Long Term	A secondary impact of building extensions is allowing people to meet their needs that helps retain population in the region.	Having no SPD will not encourage and promote the extension of homes in a reasonable manner to allow people to meet their housing needs and promote sustainable lifestyles e.g. home working. However having no SPD will not mean that people cannot extend their home to meet their needs.	Develop SPD to encourage the development of housing needs to promote sustainable lifestyles.

To promote vibrant communities which participate in decision making	-	-	-	High	District	Long Term	Reduction in ownership of the planning process.	Communities unable to influence detailed planning policies although they will still be able to comment on planning applications.	Produce SPD with extensive consultation.
To protect and enhance community spirit and quality of life in neighbourhoods	-	-	-	High	District	Long Term	Reduction in ownership of the planning process.	Communities unable to influence detailed planning policies, although they will still be able to comment on planning applications. There may be an inappropriate balance between those wishing to extend and their neighbours with a lack of clear guidance thereby generating conflicts in communities.	Produce SPD to address this balance.
To improve accessibility for all the community	?	?	?	Low	Unknown	Unknown		Lack of guidance may mean that considerations for minority groups such as disabled people may not be given due consideration. However, these groups may be given more freedom to meet their needs.	Produce SPD, which deals with accessibility.
ENVIRONMENT									
To reduce the generation of waste and promote recycling	-	-	-	Medium	District	Uncertain		Although any impact of an SPD is likely to be negligible, having no clear guidance on reducing waste in constructions and on size restrictions to extension, generating overcrowding, increases in waste generation may occur.	Produce SPD providing advice on reducing waste generation as a result of development and on appropriate sized extensions.
To reduce greenhouse gas emissions and improve air quality	+	+	+	Medium	District/Global	Uncertain		Allowing people to extend and adapt their house to meet their needs would reduce the need to build new housing which would result in lower energy use.	Produce SPD providing further advice on green construction/carbon neutral development. Encourage use of recycled materials.
To reduce vulnerability to climate change	-	-	-	High	Local	Long Term	Cumulative impact of extensions with regard to increased run-off.	Less restricted development within flood risk areas may increase vulnerability to climate change.	Potential impacts should be off-set by flood reduction schemes. Raising floor levels. Improved design – sustainable drainage.

To reduce the running costs and energy use of buildings	-	-	-	Medium	District/Global	Uncertain		Allowing people to extend and adapt their house to meet their needs without clear guidance on reducing energy use would not reduce running costs for buildings.	Produce SPD offering clear guidance on energy reduction measures in house extensions.
To promote principles of sustainable construction and inclusion of renewable energy sources	--	--	--	High	District/Global	Long Term	Secondary impact of building extensions without adopting sustainable practices and inclusion of renewable energy sources is cumulative impact on climate.	Allowing people to extend their homes freely to meet their housing needs without ensuring the adoption of sustainable methods of construction and incorporating renewable energy sources wherever possible would cumulatively have impacts of climate change.	Produce SPD offering clear guidance on sustainable methods of construction and securing renewable energy sources.
To encourage the minimisation of waste resultant from development as part of a waste minimisation strategy	-	-	-	Medium	District	Uncertain		Although any impact of an SPD is likely to be negligible, having no clear guidance on waste minimisation strategies and best practice would mean resultant waste is not dealt with appropriately.	Produce SPD providing advice on reducing waste generation as a result of development.
To improve the quality of water courses	0	0	0	High	N/A	N/A		Potential impact during construction phase.	Offer advice for safe storage of materials.
To ensure the saving of water resources	-	-	-	Medium	District	Uncertain		Allowing people to extend and adapt their house to meet their needs without clear guidance on reducing water demand and saving water resources would fail to meet this objective.	Produce SPD offering clear guidance on water resource saving measures in house extensions.
To protect and enhance wildlife especially rare and endangered species	-	-	-	Medium	Local	Long Term	A secondary impact to allowing people to extend their properties may be damaging impacts on habitats of rare and endangered species.	Without clear guidance on house extensions, people will extend their homes to meet their needs without having to take account and mitigate against disruption to habitats of endangered and rare species.	Produce SPD highlighting the need to take account and protect endangered and rare species.
Prudent use of energy and natural resources	+	+	+	High	District/Global	Uncertain		Allowing people to extend and adapt their house to meet their needs would reduce the need to build new	Produce SPD providing further advice on green construction/carbon

								houses which would result in lower energy use.	neutral development. Encourage use of recycled materials.
To preserve or enhance buildings and areas of special historic and/or architectural interest or value	0	0	0	High	Local	N/A		Other policies should prevent any detrimental impacts with regard to design, however no SPD would remove an opportunity to highlight the importance of preserving and enhancing areas of special historic or architectural interest.	Produce SPD to raise awareness of the importance of design in preserving the character of areas of special interest.
To promote and encourage a high standard of design and development that complements and enhances the area and nearby buildings by improving the quality of the built environment	--	--	--	Medium	District	Long Term	Cumulative impact of poor quality development.	Although other policies should prevent any detrimental impacts on the built environment, however a lack of guidance risks poorer design that may be more difficult to refuse, in the long term being detrimental to surrounding buildings and the built environment.	Develop SPD to provide design guidance for house extensions to ensure developments complement the built environment.
To maintain and enhance the quality of landscapes and townscapes	--	--	--	Medium	District	Long Term	Cumulative impact of poor quality development.	A lack of guidance risks poorer design that may be more difficult to refuse, in the long term being detrimental to townscapes and landscapes.	Develop SPD to provide design guidance for specific types of development e.g. dormers, terracing.
ECONOMIC									
To maximize sustainable economic growth	+	-	-	Medium	District	Uncertain	Cumulative impact of poor quality development, which has a detrimental impact on townscape may result in less investment in an area.	Initial positive impact of investment in the area, but potential negative impact in longer term if extensions reduce townscape quality.	Provide guidance that ensures good quality design.
To ensure good quality employment opportunities are available to all	+	0	0	Medium	District	Uncertain		There may be some construction job opportunities but there is no guarantee that these will be local.	Possibility to produce SPD encouraging the use of local skills and materials to adopt sustainable construction methods and development.

<p>To ensure speedy processing of planning applications</p>	<p>- -</p>	<p>- -</p>	<p>- -</p>	<p>High</p>	<p>District</p>	<p>Uncertain</p>		<p>Allowing people to extend their homes freely to meet their needs without clear guidance may result in increased conflicts and appeals lengthening the process of determining planning applications.</p>	<p>Produce SPD with clear and transparent guidance to those wishing to extend their home, thus reducing conflicts and appeals, shortening the planning application process.</p>
<p>To ensure the local area is economically prosperous and competitive</p>	<p>+</p>	<p>-</p>	<p>-</p>	<p>Medium</p>	<p>District</p>	<p>Uncertain</p>	<p>Cumulative impact of poor quality development, which has a detrimental impact on townscape may result in less investment in an area.</p>	<p>Initial positive impact of investment in the area, generating increased prosperity and competition, but potential negative impact in longer term if extensions reduce townscape quality, thus reducing investment and prosperity.</p>	<p>Provide guidance that ensures good quality design.</p>
<p>SUSTAINABILITY APPRAISAL SUMMARY</p>	<p>The do nothing approach raises concerns about the potential for poorly designed extensions resulting in long term detrimental impact on the visual appearance and design quality of the District. This may result in continued long term decline in investment.</p> <p>In addition by not having an SPD it would be more difficult to balance the needs of people wishing to extend against the amenities of neighbours, nor would it be possible to ensure sustainable forms of construction and adequate protection of habitats and the environment. In the short term the do nothing approach could result in increased disturbances, to which an SPD could mitigate.</p>								

Assessment of Effects of *Extending Your Home* SPD

Sustainability Objective	Timescale			Certainty	Scale	Permanent?	Secondary, Cumulative, Synergistic	Comments	Mitigation
	0-3 Years	3-10 Years	10+ Years						
SOCIAL									
To improve the health of the population	+/-	+	+	High	Neighbourhood	Long Term	The secondary benefits of the SPD is to balance the needs of those wishing to extend with their neighbours, accordingly the health of these people should not be significantly affected.	During the construction phase there are likely to be disturbances for the people extending and their neighbours, which may also cause conflict. The overall purpose of the guidance is to provide the correct balance required and take account of amenities of neighbours. A recommendation is made in the SPD that communication between neighbours should take place, various Design Note policies deal with this issue also. Provisions are also in place to ensure safety during and after construction.	The SPD should strike the correct balance between the needs of people wishing to extend and the health impacts on neighbouring properties.
To promote healthy lifestyles and good living standards for residents	+/-	+	+	High	Neighbourhood	Long Term	The secondary benefits of the SPD is to balance the needs of those wishing to extend with their neighbours, accordingly the health of these people should not be significantly affected.	During the construction phase there are likely to be disturbances for the people extending and their neighbours, which may also cause conflict. The overall purpose of the guidance is to provide the correct balance required and take account of amenities of neighbours. A recommendation is made in the SPD that communication between neighbours should take place, various Design Note policies deal with this issue also. Provisions are also in place to ensure safety during and after construction.	The SPD should strike the correct balance between the needs of people wishing to extend and the health impacts on neighbouring properties.
To improve the education and skills of the	0	0	0	High	N/A	N/A	Extensions may enable better areas in the	Any impact on education is likely to be negligible; the SPD however creates a	

population							house for people to study.	balanced approach to home extensions to allow adequate provision for people to extend their home.	
To improve safety and security for people and property	-	0	0	Medium	Neighbourhood	Short Term	Displacement of parking on street may increase vehicle crime.	During the construction phase there are likely to be disturbances for the people extending and the neighbours. There may also be dangers associated with the building works.	Striking a balance between reduced aspect distances due to increased natural surveillance and privacy issues is key, the SPD could also provide further guidance on site safety and security.
To reduce crime, disorder and the perception of crime	-	-	-	Medium	Neighbourhood	Long Term	Displacement of parking on street may increase vehicle crime. Extension of properties may increase crime potential due to perception of neighbourhoods.	Although this is covered by other policies and guidance and to a certain extent governed by Building Regulations, the opportunity to provide guidance on securing extensions to property to mitigate against crime by applying and adopting certain standards of design and protection.	Provide clear guidance on designing out crime in the SPD and advice on where to find information on the security standards that will be required in any development. The SPD, although stating the necessity to meet Building Control Regulations, should specifically detail security measures.
To reduce deprivation within the Borough	++	+	+	High	District	Uncertain	Building extensions will provide more job opportunities (although these may not be for local people).	The extension has its greatest positive impact in the first few years, as this is when it is likely to be needed the most. However changing housing needs are unpredictable and so the necessity of the extension may diminish over time. The SPD aims to provide a balanced approach to house extensions, ensuring that people can meet their housing needs minimising amenity impacts on neighbours and generating work within the District.	Provide SPD with clear guidance on house extensions and minimizing amenity impacts on neighbours. The SPD could provide further guidance on utilizing local skills and materials as part of sustainable construction.
To ensure that everyone has access to a good home that meets their needs	++	+	+	High	District	Uncertain	Policies should allow for a balanced approach to extensions,	The extension has its greatest positive impact in the first few years, as this is when it is likely to be needed the most. However changing	Provide clear guidance on appropriate house extensions to allow the population to meet their housing needs

							allowing people to meet their needs and helping to retain population in the region.	housing needs are unpredictable and so the necessity of the extension may diminish over time. The SPD aims to provide a balanced approach to house extensions, allowing people to meet their housing needs.	thereby retaining population in the region.
To promote the increase of the amount of residential floor space available to promote sustainable lifestyles and communities	++	+	+	High	District	Long Term	Policies should allow for a balanced approach to extensions, allowing people to meet their needs and thereby promoting sustainable lifestyle patterns.	The extension has its greatest positive impact in the first few years, as this is when it is likely to be needed the most. However changing housing needs are unpredictable and so the necessity of the extension may diminish over time. The SPD aims to ensure policies are in place to ensure people can achieve their housing needs whilst mitigating detrimental impacts on neighbours, thus allowing flexibility for people to adjust their lifestyles in a more sustainable manner i.e. homeworking etc.	Provide clear guidance on appropriate house extensions to allow the population to meet their housing needs thus promoting sustainable lifestyle patterns.
To promote vibrant communities which participate in decision making	+	+	+	High	District	Long Term	Increased ownership of policies.	Communities able to influence detailed planning policies as well as being able to comment on planning applications.	Ensure consultation in line with statutory requirements.
To protect and enhance community spirit and quality of life in neighbourhoods	+	+	+	High	District	Long Term	Increased ownership of policies.	Communities able to influence detailed planning policies as well as being able to comment on planning applications. The SPD provides a balanced approach to house extensions, ensuring people can meet their housing needs whilst mitigating detrimental impacts to neighbours, thus minimising the possibility of conflict and enhancing community spirit.	Provide a balanced approach to house extensions in the SPD. Ensure consultation is in line with statutory requirements.

<p>To improve accessibility for all the community</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>High</p>	<p>District</p>	<p>Long Term</p>	<p>If existing users move out and a larger than normal extensions has been permitted due to special circumstances, the balance between the needs of the occupants and neighbours is lost.</p>	<p>Reference is made in the SPD to special circumstances, such as the needs of disabled people, to ensure their needs are taken into account as part of the balancing process.</p> <p>The SPD is considered flexible to meet needs on a case by case basis. However the SPD states that significant deviation from the standards included in the SPD is unlikely to be appropriate, mitigating against future amenity issues between neighbours when existing users move on.</p>	<p>Provide a balanced approach to house extensions in the SPD.</p>
<p>ENVIRONMENT</p>									
<p>To reduce the generation of waste and promote recycling</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>Medium</p>	<p>District</p>	<p>Long Term</p>	<p>Secondary impact of building house extensions is intensification of people, producing more waste.</p>	<p>Although any impact of an SPD is likely to be negligible, and policies elsewhere govern general practices toward waste reduction and recycling, house extensions generally result in intensification of people, naturally increasing waste production, and therefore although this is a secondary impact, the SPD could attempt to mitigate against.</p>	<p>Potential to provide guidance in SPD to discuss and promote recycling and mitigating against waste production as a result of house extensions.</p>
<p>To reduce greenhouse gas emissions and improve air quality</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>Medium</p>	<p>District/Global</p>	<p>Uncertain</p>		<p>The SPD allows people to extend and adapt their homes to meet their needs, which will reduce the demand for new housing, reducing energy use.</p> <p>The SPD in addition gives advice on sustainable construction methods.</p>	<p>Produce SPD containing advice on sustainable construction.</p> <p>SPD should have more information regarding green construction/ carbon neutral development and the use of recycled materials.</p>
<p>To reduce vulnerability to climate change</p>	<p>-/+</p>	<p>-/+</p>	<p>-/+</p>	<p>High</p>	<p>Local</p>	<p>Long Term</p>	<p>Cumulative impact of extensions with regard to increased runoff.</p>	<p>A balanced approach to development within flood risk areas reduces the impact of climate change, however any impact would be negative.</p>	<p>Provide SPD containing clear guidance on development in flood risk areas.</p>

								Further advice on flood risk and the approach is contained within the SPD.	
To reduce the running costs and energy use of buildings	-	-	-	Medium	District/Global	Uncertain		<p>Adoption of certain standards within house extensions would enable energy use and running costs to be minimised.</p> <p>The SPD contains information regarding sustainable construction and water conservation as well as stating the need to meet Building Regulation standards.</p>	<p>Provide SPD with details on sustainable construction, water conservation and Building Regulation standards.</p> <p>SPD could however provide further information relating to methods of reducing energy consumption.</p>
To promote principles of sustainable construction and inclusion of renewable energy sources	+	+	+	High	District/Global	Long Term	Cumulative impact on climate if approaches not adopted.	<p>The incorporation of sustainable construction methods and renewable energy wherever possible would serve to lessen the impacts of house extensions on the environment.</p> <p>The SPD offers guidance on sustainable construction and development methods, and provides details of places to go to get more information. This is encouraged in the SPD along with potential sources and opportunities to generate a proportion of energy from renewable sources however could be given a higher priority.</p>	<p>Provide clear guidance and expectations in the SPD of sustainable construction and development and information about further contacts, as well as guidance on incorporation of renewable sources of energy.</p>
To encourage the minimisation of waste resultant from development as part of a waste minimisation strategy	+	+	+	High	District	Uncertain		<p>Although the impact of a house extensions SPD is likely to be negligible, minimising the waste produced as part of the development process is important and warrants attention.</p> <p>The SPD discusses the need to take on board sustainable construction methods.</p>	<p>Provide clear guidance on expectations with respect to waste minimisation as part of developments.</p> <p>Make reference in SPD to need to meet requirements of the 'Managing and Minimising Waste in New Developments' SPD produced by Lancashire County Council.</p>

To improve the quality of water courses	0	0	0	High	N/A	N/A		<p>Potential impact during construction phase, however scale of development would mean impact is likely to be negligible.</p> <p>SPD contains guidelines on sustainable construction and development, and places to go to find out more information.</p>	<p>Provide details on sustainable construction and information points to find out more.</p>
To ensure the saving of water resources	+	+	+	Medium	District	Uncertain		<p>Whilst there is no current shortage of potable water in the north west, predictions on global warming means there may come a time when this is an issue.</p> <p>The SPD offers clear guidance on the various opportunities for people to conserve water by adopting various practices in house extensions.</p>	<p>Provide clear guidance on water conservation methods by design in house extensions.</p>
To protect and enhance wildlife especially rare and endangered species	+	+	+	Medium	Local	Long Term	<p>A secondary impact to allowing house extensions may be damaging impacts on habitats of rare and endangered species.</p>	<p>Species such as bats can use roof spaces as roost or hibernation sites, therefore house extensions can cause damaging impacts of not controlled.</p> <p>The SPD takes full account of the need to protect these and related species, and provides guidance on how to approach this.</p>	<p>Provide clear guidance on how to approach any works involving disturbance to habitats of rare or endangered species.</p>
Prudent use of energy and natural resources	+	+	+	Medium	District/Global	Uncertain		<p>The SPD allows people to extend and adapt their homes to meet their needs, which will reduce the demand for new housing, reducing energy use.</p> <p>The SPD in addition gives advice on sustainable construction methods.</p>	<p>Produce SPD containing advice on sustainable construction.</p> <p>SPD should have more information regarding green construction/ carbon neutral development and the use of recycled materials, to ensure the prudent use of natural resources.</p>

To preserve or enhance buildings and areas of special historic and/or architectural interest or value	++	++	++	High	Local	N/A		Other policies should prevent any detrimental impacts with regard to design. The SPD provides clear design guidance and the approach to buildings of special historic or architectural interest to ensure any development is sympathetic to surroundings.	Develop SPD offering clear guidance on house extensions and the need to preserve and enhance buildings of historic or architectural interest.
To promote and encourage a high standard of design and development that complements and enhances the area and nearby buildings by improving the quality of the built environment	++	++	++	Medium	District	Long Term	Cumulative impact of higher quality development.	Other policies should prevent any detrimental impacts with regard to design. The SPD contains 10 Design Notes to follow depending on the type of extension being developed. There is extensive guidance in place to ensure development complements and enhances the surrounding environment.	Develop SPD offering extensive design guidance on development of house extensions to ensure development complements and enhances the surrounding environment.
To maintain and enhance the quality of landscapes and townscapes	++	++	++	Medium	District	Long Term	Cumulative impact of higher quality development.	Other policies should prevent any detrimental impacts with regard to design. The SPD offers clear design guidance for house extensions, meaning poorer quality designs will be easier to refuse, resulting in long term benefits to landscapes and townscapes.	Develop SPD offering extensive design guidance on development of house extensions, to ensure quality development resulting in long term benefits to landscapes and townscapes.
ECONOMIC									
To maximize sustainable economic growth	+	+	+	Medium	District	Uncertain	Cumulative impact of higher quality development, which has a positive impact on townscape, may result in more investment in an area.	Initial positive impact of investment in the area developing house extensions. The SPD offers clear and detailed design guidance, meaning development will be of sufficient quality to ensure sustainable economic growth for the future.	Develop SPD offering extensive design guidance on development of house extensions, to ensure quality development and long term sustainable economic growth.
To ensure good quality employment opportunities	+	0	0	Medium	District	Uncertain		There may be construction job opportunities, however there is no guarantee that these will be local.	Possibility to produce SPD that encourages the utilisation of local skills and labour as

are available to all									part of sustainable construction methods.
To ensure speedy processing of planning applications	+	+	+	High	District	Uncertain		<p>To ensure speedy process of planning applications means clear, transparent and robust planning policies must be in place.</p> <p>The SPD gives clear textual and diagrammatic guidance on various types of house extension, and will certainly quicken the planning application process, reducing conflicts and appeals.</p>	Produce SPD with clear and transparent guidance to provide a robust policy background thus ensuring a speedier planning application process.
To ensure the local area is economically prosperous and competitive	+	+	+	Medium	District	Uncertain	<p>Cumulative impact of higher quality development, which has a positive impact on townscape, may result in more investment in an area.</p>	<p>Initial positive impact of investment in the area, generating increased prosperity and competition.</p> <p>The SPD offers clear and detailed design guidance, meaning development will be of sufficient quality to ensure continued economic prosperity and competition.</p>	Develop SPD offering extensive design guidance on development of house extensions, to ensure quality development and long term economic prosperity and competition.
SUSTAINABILITY APPRAISAL SUMMARY	<p>The SPD sufficiently addresses the balance between the needs of people wishing to extend their home and the impact of that development on neighbouring occupiers. This in turn has positive effects on some sustainability objectives, especially in the social category.</p> <p>In addition, production of the policies within the SPD allows for extensive consultation to take place, which ensures ownership of the policies for residents and refinement of those policies so that they are representative of the views of residents.</p> <p>The SPD however fails least best on various environmental issues. Although the SPD does mention sustainable construction methods, more guidance could be incorporated as to the requirements in terms of waste minimisation, incorporation of renewables. The SPD also fails to offer guidance on green construction, utilising locally sourced materials and labour, and basic crime reduction measures.</p>								

**Blackpool Council
Fylde Borough Council
Wyre Borough Council
Local Development Frameworks**

Extending Your Home – Supplementary Planning Document

Habitats Regulations Assessment

Screening Report

November 2007



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1.0 Summary

- 1.1 As part of the development of the *Extending Your Home* Supplementary Planning Document (SPD) it has been necessary for the three Council's to carry out a Screening process to determine whether a 'Habitats Regulations Assessment' is required. A Habitats Regulations Assessment is used to assess the potential effect of plans and projects on sites of European importance, such as the Ramsar, Special Protection Areas (SPAs) and Special Areas of Conservation (SACs) that are within or close to the Borough's of Blackpool, Fylde and Wyre.
- 1.2 The Screening Report contains 4 steps, the first step provided the conclusion that the *Extending Your Home* SPD is not directly connected to or necessary for the management of any sites of European importance.
- 1.3 The second step, Plan Analysis, gave further consideration to the purpose and policies contained within the *Extending Your Home* SPD and other plans or projects that may have an impact in combination with the SPD on sites of European importance.
- 1.4 The third step, Site Analysis, took a closer look at each of the sites of European importance that could be affected by the SPD including the Ribble & Alt Estuaries SPA & Ramsar, Morecambe Bay (Wyre Estuary) SPA, SAC & Ramsar, Marton Mere SPA 7 Ramsar and Sefton Coast SPA, SAC & Ramsar.
- 1.5 Step 4, Assessment, includes the screening assessment of the SPD on each of the identified sites of European importance. This assessment indicates that the *Extending Your Home* SPD, alone or in combination, will not have an impact on any of the sites of European importance that were identified in Step 3.
- 1.6 The Screening Report therefore concludes that in the opinion of Blackpool, Fylde and Wyre Borough Council's, the *Extending Your Home* SPD will not require a Habitats Regulations Assessment. This opinion has, through consultation, now been confirmed with Natural England.

2.0 Introduction

- 2.1 Habitats Regulations Assessment (HRA) is an assessment of the potential effects of a proposed plan on one or more European sites.
- 2.2 Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Flora and Fauna – the ‘Habitats Directive’ – provides legal protection for habitats and species of European importance. It provides the legislative means to protect habitats and species through the establishment and conservation of a network of sites of nature conservation importance known as Natura 2000.
- 2.3 The Natura 2000 network provides ecological infrastructure for the protection of sites, which are of exceptional importance in respect of rare, endangered or vulnerable natural habitats and species within the European Community. These sites, which are also referred to as European Sites, consist of Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Offshore Marine Sites (OMS). Planning Policy Statement 9: Biodiversity and Geological Conservation (PPS9) notes that Ramsar sites are to be afforded the same level of protection as SACs and SPAs. Therefore throughout this document ‘Natura 2000’ will be used to refer to SACs, SPAs and Ramsar sites.
- 2.4 The requirement for HRA of plans or projects is outline in Article 6(3) and (4) of the European Communities (1992) Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (‘Habitats Directive’).

Article 6(3)

‘Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans and projects, shall be subject to appropriate assessment of its implications for the site in view of the site’s conservation objectives. In light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.’

Article 6(4)

‘If in spite of a negative assessment of the implications for the site and in the absence of alternative solutions, a plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including those of a social or economic nature, the member states shall take all compensatory measures necessary to ensure that overall coherence of Natura 2000 is protected. It shall inform the Commission of the compensatory measure adopted.’

Where the site concerned hosts a priority natural habitat type and/or priority species, the only considerations which may be raised are those relating to human health or public safety, of beneficial consequences of primary importance for the environment or, further to an opinion from the Commission, to other imperative reasons of overriding public interest.'

- 2.5 The Habitats Directive applies the precautionary principle to protected areas; plans and projects can only be permitted having ascertained that there will be no adverse effect on the integrity of the site(s) in question. In cases where information is not available or where there is doubt, and further research is needed, rather than attempting to create a case of 'no significant effects' the Council will proceed with the HRA process.
- 2.6 This HRA Report covers the first stage (Screening), and has been used for consultation purposes in order to assess whether the *Extending Your Home* Supplementary Planning Document (SPD) is likely to have a significant effect on Natura 2000 sites. Extensive consultation has helped to ensure that the decision on the requirement for HRA has been robust and has supported the progression of the *Extending Your Home* SPD. In England, Natural England is the nature conservation body under the Habitats Regulations and a key point of contact. Natural England have recently confirmed that the approach of the three Council's has been robust and that production of this Screening Report sufficiently demonstrates that the SPD will not, either alone or in combination, significantly impact on Natura 2000 sites, and therefore a full HRA is not required.

3.0 Methodology

3.1 It is possible to summarise the HRA process prescribed in Article 6 (3) and (4) of the Habitats Directive into four stages:

- Stage One: Screening
- Stage Two: Appropriate Assessment
- Stage Three: Assessment of Alternative Solutions
- Stage Four: Assessment where no Alternative Solutions Exist and where Adverse Impacts Remain

Stage One: Screening

3.2 The process, which identifies the likely impacts upon a Natura 2000 site of a plan or project, either alone or in combination with other plans or projects, and considers whether these impacts are likely to be significant.

Stage Two: Appropriate Assessment

3.3 The consideration of the impact on the integrity of the Natura 2000 site of the plan or project, either alone or in combination with other plans or projects, with respects to the site's structure and function and its conservation objectives. Additionally, where there are adverse impacts, an assessment of the potential mitigation of those impacts.

Stage Three: Assessment of Alternative Solutions

3.4 The process, which examines alternative ways of achieving the objectives of the project or plan that avoid adverse impacts on the integrity of the Natura 2000 site.

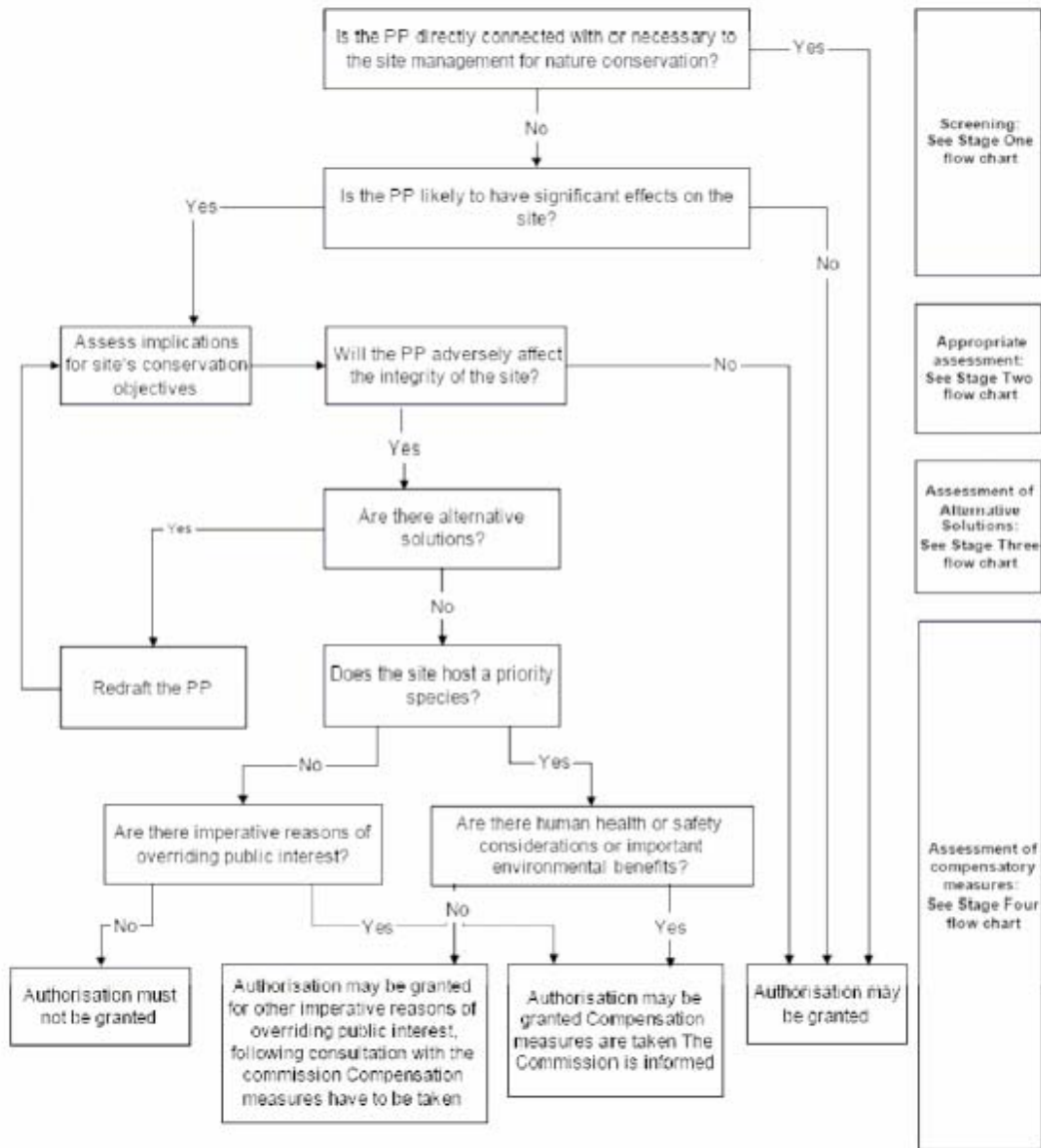
Stage Four: Assessment where no Alternative Solutions Exist and where Adverse Impacts Remain

3.5 An assessment of compensatory measures where, in the light of an assessment of imperative reasons of overriding public interest (IROPI), it is deemed that the plan or project should proceed.

3.6 Each stage determines whether a further stage in the process is required. If, for example, the conclusions at the end of Stage One are that there will be no significant impacts on the Natura 2000 site, there is no requirement to proceed further. This is shown in **Figure 1** (next page).

3.7 This report covers Stage 1 of the HRA process and has determined that no further stages of the HRA will need to be completed.

Figure 1: Flow chart of the Article 6 (3) and (4) procedure in relation to the stages of the consideration of a plan or project affecting a Natura 2000 site



Stage 1: Screening

This stage examines the likely effects of a plan or project, either alone or in combination with other plans or projects, upon a Natura 2000 site and considers whether it can be objectively concluded that these effects will not be significant. This assessment involves four steps; they are described below and documented over the next three sections of the report.

1. Determining whether the plan or project is directly connected with or necessary for the management of the site. This requires only that the Council's identify whether the plan contains management that is for conservation purposes or that it is solely conceived for the conservation management of the site.
2. Describing the project or plan and any others that in combination have the potential to significantly affect the Natura 2000 site. In order to describe the plan it will be necessary to identify all elements that either alone or in combination have the potential for a significant effect on the site.
3. Characteristics of the site and identification of possible effects. Characterisation of the site as a whole or where impacts are most likely to fall in order to identify possible effects.
4. Assessing the significance of any effects. Effects identified above are tested for significance.

4.0 Plan Analysis (Steps 1 & 2)

- 4.1 The *Extending Your Home* SPD is not directly connected to or necessary for the management of any of the identified Natura 2000 sites and has not been solely conceived for the conservation management of the site.
- 4.2 As set out on page 5, Step 2 of this stage requires the examination of the likely effects of a Plan, either alone or in combination with other plans, upon a Natura 2000 site and considers whether it can be objectively concluded that these effects will not be significant.
- 4.3 It should be noted that whereas a plan on its own may not have a significant impact on a European site, it may have a significant 'in combination' impact with other existing plans and projects. The proposed plan may have only a small impact on a European site, but alongside other plans and projects, this impact may be 'the final straw' as it were. It is therefore essential to consider all the various other pressures to which the site is exposed during the plan's lifetime.

***Extending Your Home* SPD**

- 4.4 The purpose of the SPD is to amplify statutory policy to provide guidance to applicants and their agents on the preparation of high quality and sustainable designs for planning permission for house extensions across the three districts.
- 4.5 The three Councils recognise that home owners may want to extend or alter their homes to meet the changing accommodation needs of families. However whilst recognising the homeowners' desire to improve their properties, the Council's also have to consider the potential impacts of these extensions on neighbours and the character of the local environment.
- 4.6 The SPD is therefore needed to ensure:
- consistency and fairness in making decisions on planning applications
 - that impacts on neighbours are acceptable
 - that impacts on the character of the local environment are positive through adoption of good design principles
 - that the needs of homeowners are met in so far as is compatible with the above.
- 4.7 The SPD therefore geographical covers the three Borough's of Blackpool, Fylde and Wyre.

Other Blackpool, Fylde and Wyre Council Documents

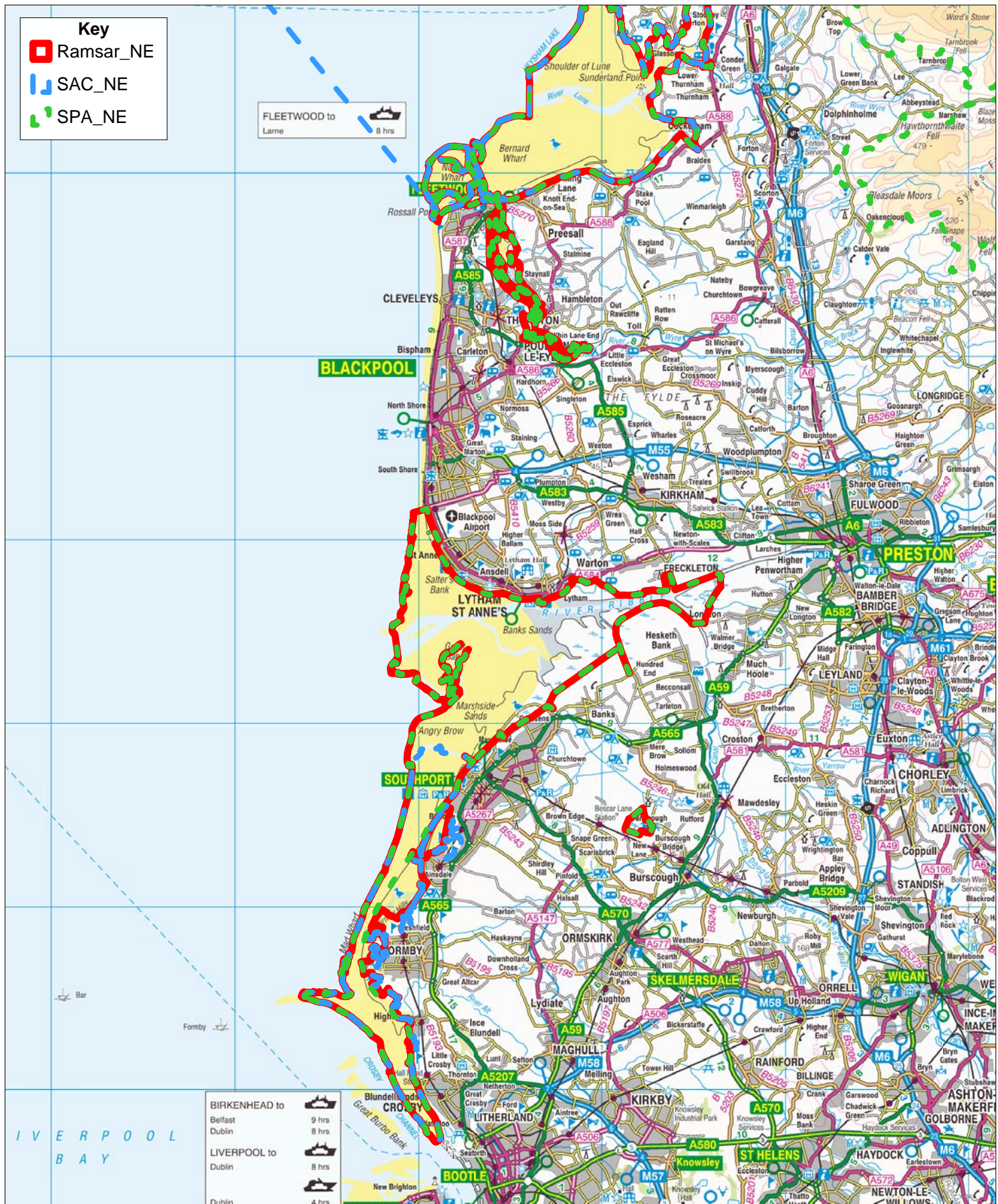
- 4.8 The **Blackpool Local Plan 2001-2016** (adopted June 2006) contains policies allocating land for housing and employment, whilst there are no designated Natura 2000 sites within the Blackpool Borough boundary, nature conservation is central to all policy and decision making, covered specifically by policies NE2, NE4, NE5, NE6 and NE7.
- 4.9 The **Fylde Borough Local Plan Alterations Review 2004-2016** (adopted October 2005) replaced parts, but not all, of the Fylde Borough Local Plan 1996-2006 (adopted May 2003), together the two make the adopted statutory Plan for Fylde Borough. The plan allocates land for development, and alongside these allocations sit nature conservation policies, specifically, EP14, EP15, EP16, EP17, EP19 and EP20, ensuring particular protection of designated nature conservation sites.
- 4.10 The **Wyre Borough Local Plan 1991-2006** (adopted July 1999) is the current statutory Plan for Wyre Borough, however it is currently under review, the policies contained within **1st Deposit Draft Wyre Borough Local Plan 2001-2016** have been adopted for development control purposes, however work on this review has been suspended in favour of progressing the Local Development Framework. Land allocations are contained within the document, supplemented by nature conservation policies, specifically ENVT1, ENVT2, ENVT3, ENVT5, ENVT7 and ENVT9.
- 4.11 **Blackpool's Community Plan 2004-2020**, has been produced to guide development in a sustainable manner, and to ensure all growth is achieved whilst conserving the natural environment. The document places high importance on the conservation of environmentally significant areas and the need for long term monitoring of biodiversity.
- 4.12 The **Fylde Community Plan 2003-2013** outlines a vision for the Fylde community. The document places great importance on inclusive communities, health and social well-being and protection and enhancement of the environment. Protection, management and enhancement of landscapes and biodiversity to ensure provision of a variety of natural and local environments.
- 4.13 The **Wyre Community Plan** (May 2006) aims to ensure responsiveness to the needs of local communities. The vision for the environment is to protect the environmental to ensure sustainability for future generations. The Plan indicates the need to ensure a balance is struck between landscape protection and freedom of use. Various actions are proposed including further nature conservation designations and monitoring of species under threat.
- 4.14 Within the Local Development Framework (LDF), all three authorities have commenced work on the **Core Strategy's** that will provide a spatial portrait of

each Borough. Although site allocations will not be included within the Core Strategy (these will be included within a separate Development Plan Document - DPD), spatial objectives, sustainability and conservation will be critical components of each Boroughs LDF. Adoption of this document is currently expected in 2010.

- 4.15 The existing **Minerals and Waste Local Plan 2006** will eventually be replaced by the **Joint Minerals and Waste Development Framework (MWDF)**. This is a document produced jointly by Lancashire County Council, Blackpool Council and Blackburn with Darwen Borough Council, and will set out a strategy for future minerals and waste development. Part of the MWDF is intended to be an SPD entitled '*Managing and Minimising Waste in New Developments*', offering key guidance on designing buildings to facilitate recycling, incorporating recycled building materials into new developments and managing the waste generated during construction.

5.0 Site Analysis (Step 3)

- 5.1 The identification of impacts upon the Natura 2000 sites will require characterisation of the sites that will be potentially affected. This section describes the Natura 2000 sites that will be potentially affected by the *Extending Your Home* SPD, along with their qualifying interests and the conservation objectives.
- 5.2 There are currently no Natura 2000 sites within the Blackpool Borough boundary. There are however Natura 2000 sites designated within the boundaries of both Fylde and Wyre Borough's. These are the Ribble & Alt Estuaries SPA & Ramsar and the Morecambe Bay SPA & Ramsar, and their extent can be seen in **Figure 2** (next page).
- 5.3 **Figure 2** also shows the Natura 2000 sites that are immediately adjacent to the three Borough's, and which could be potentially affected by the *Extending Your Home* SPD. These are the Morecambe Bay SAC, Marton Mere SPA & Ramsar and the Sefton Coast SPA, SAC & Ramsar.
- 5.4 The characteristics and conservation objectives of each of these European sites are set out on the following pages.



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Title: Fig 2: European Designations
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 Date: 13/06/2007 Printed by: CCC

Ribble & Alt Estuaries SPA & Ramsar

Brief Description

The Ribble & Alt Estuaries SPA is a European marine site. European marine sites are defined as any European site covered by tidal waters. The Ribble & Alt Estuaries was classified as an SPA and Ramsar site in February 1995 for its internationally important wetland status.

Qualifying Interests & Conservation Objectives

Internationally important populations of regularly occurring species, internationally important regularly occurring migratory species and internationally important assemblage of waterfowl.

Conservation objectives to:

- maintain* in favourable condition the habitats for the populations of Annex 1 species (golden plover, Bewicks swan, whooper swan and bar-tailed godwit),
- maintain* in favourable condition the habitats for the populations of migratory bird species (pink footed goose, shelduck, wigeon, teal, pintail, oystercatcher, grey plover, knot, sanderling, dunlin, redshank and black-tailed godwit),
- maintain* in favourable condition the habitats for the populations of waterfowl that contribute to the wintering waterfowl assemblage of European importance.

All with particular importance to:

- intertidal sand and mudflat,
- saltmarsh
- marshy grassland.

*maintenance implies restoration if the feature is not currently in favourable condition.

Morecambe Bay (Wyre Estuary) SPA, SAC & Ramsar

Brief Description

Morecambe Bay is the confluence of four major estuaries (Wyre, Lune, Leven & Kent). Collectively these form the largest single area of continuous intertidal mudflats and sandflats in the UK.

Qualifying Interests & Conservation Objectives

Conservation objectives to maintain* in favourable condition the:

- perennial vegetation of stony banks
- large shallow inlets and bays
- Atlantic salt meadows
- salicornia and other annuals colonising mud and sand
- mudflats and sandflats that are not covered by seawater at low tide

- to maintain* in favourable condition the habitats for the populations of Annex 1 species (sandwich tern), with particular reference to shingle areas,
- to maintain* in favourable condition the habitats for the populations of migratory bird species (pink footed goose, shelduck, pintail, oystercatcher, grey plover, knot, dunlin, bar-tailed godwit, curlew, redshank, turnstone and ringed plover), with particular reference to intertidal mudflat and sandflat communities, intertidal and subtidal, boulder & cobble skewar communities and saltmarsh communities,

- to maintain* in favourable condition the habitats for the populations of waterfowl that contribute to the wintering waterfowl assemblage and the populations of seabirds that contribute to the breeding seabird assemblage, with particular reference to intertidal mudflat and sandflat communities, intertidal and subtidal boulder and cobble skear communities and saltmarsh communities.

*maintenance implies restoration if the feature is not currently in favourable condition.

Marton Mere SPA & Ramsar

Brief Description

Marton Mere is a freshwater lake situated two miles east of Blackpool. The Mere is believed to occupy a kettle-hole formed during the last glaciation. The water level in the lake has been subject to much alteration by man. Approximately 35 different species are known to use the Mere as a breeding site.

Qualifying Interests & Conservation Objectives

Conservation objectives are to maintain* in favourable condition the:

- habitats for the populations of Annex 1 species (berwicks swan and whooper swan), with particular reference to standing water, marshy grassland and inundation plant communities,
- habitats for the populations of migratory bird species (pink footed goose), with particular reference to standing water, marshy grassland and inundation plant communities,
- habitats for the populations of waterfowl that contribute to the wintering waterfowl assemblage of European importance, with particular reference to standing water, marshy grassland and inundation plant communities.

*maintenance implies restoration if the feature is not currently in favourable condition.

Sefton Coast SPA, SAC & Ramsar

Brief Description

The Sefton Coast runs north from the edge of Crosby to the mouth of the Ribble Estuary. It is characterised by intertidal sands and silts, dune systems, coastal heath and is backed by arable farmland. It includes a series of coastal settlements.

Qualifying Interests & Conservation Objectives

Conservation objectives are:

- subject to natural change, to maintain* in favourable condition the fixed dunes with herbaceous vegetation, Eu-Atlantic decalcified fixed dunes, dunes with *Salix arenaria*, humid dune slacks, embryonic shifting dunes and shifting dunes along the shoreline with *Ammophila arenaria*,
- subject to natural change, to maintain* in favourable condition the habitats which support populations of the Annex II species *Triturus cristatus* (Great Crested Newt) on the Sefton Coast SAC, with particular reference to terrestrial habitats and ponds,
- subject to natural change, to maintain* in favourable condition the habitats which support the populations of the Annex II species *Petalophyllum ralfsii* (petalwort) on the Sefton Coast SAC, with particular reference to sand dune slacks.

* maintenance implies restoration if the feature is not currently in favourable condition.

6.0 Assessment

- 6.1 This step of the Screening Report involves the assessment of the significance of the *Extending Your Home* SPD on the characteristics and conservation objectives of the Natura 2000 sites as set out in Section 5 of this report.
- 6.2 **Tables 1-4** of this section set out the assessment of the *Extending Your Home* SPD on each of the Natura 2000 sites which could be potentially affected by the SPD.

Glossary of terms used in the favourable conditions table

Operational Feature & Criteria Feature: Features of the site which are key to its characteristic and European designation

Attribute: Selected characteristic of an operational feature/criteria feature, which provides an indication of the condition of the feature to which it applies

Measure: What will be measured in terms of the units of measurement, arithmetic nature and frequency at which the measurement is taken. This measure will be attained using a range of methods from broad scale to more specific across the site.

Table 1: Assessment of impacts of *Extending Your Home* SPD on the Ribble & Alt Estuaries SPA & Ramsar

Operational Feature	Criteria feature	Attribute	Measure	Possible Impacts from the SPD	Conclusions
Intertidal sand and mudflat, saltmarsh and marshy grassland	Populations of International, European and National importance	Disturbance in feeding and roosting areas	Reduction in or displacement of birds	The SPD does not include policies that will increase human activity, as it will only consider extensions to existing properties, as opposed to new development. The SPD is therefore unlikely to result in significant reduction/displacement of birds.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on the Ribble & Alt Estuaries. Therefore no Habitats Regulations Assessment is required.
		Extent and distribution of habitat	Area (ha) of habitat measured once during the reporting cycle	The SPD will not lead to a decrease in the extent and distribution of habitat as it does not allocate land.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on the Ribble & Alt Estuaries. Therefore no Habitats Regulations Assessment is required.

Operational Feature	Criteria feature	Attribute	Measure	Possible Impacts from the SPD	Conclusions
					required.
		Landscape	Open terrain, relatively free of obstructions (feeding, anti-predator, roosting)	The SPD will not lead to significant increase in obstructions, and will only develop within the curtilage of existing dwellings.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on the Ribble & Alt Estuaries. Therefore no Habitats Regulations Assessment is required.
Marshy grassland	Annex I/Migratory species/Assemblage	Vegetation characteristics	Open, short vegetation or bare ground predominating (roosting)	The SPD will not lead to a significant reduction or impact on open vegetation areas, as development will be within the curtilage of exiting dwellings.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on the Ribble & Alt Estuaries. Therefore no Habitats Regulations Assessment is required.
		Food availability	Abundance of soil and ground surface invertebrates	The SPD will not lead to a significant reduction in the abundance of soil and ground as it is not concerned with new development.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on the Ribble & Alt Estuaries. Therefore no Habitats Regulations Assessment is required.
			Abundance of soft-leaved plants	The SPD will not have an impact on the abundance of soft leaved plants, as all development will take place within the curtilage of existing properties.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on the Ribble & Alt Estuaries. Therefore no Habitats Regulations Assessment is required.
		Hydrology/flow	Wet fields with many surface pools (feeding)	The SPD will not have an impact on wet fields as all development will take place within the curtilage of existing properties.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on the Ribble & Alt Estuaries. Therefore no Habitats Regulations Assessment is required.

Operational Feature	Criteria feature	Attribute	Measure	Possible Impacts from the SPD	Conclusions
			Fluctuating water levels	The SPD will not have an impact on groundwater levels or cause any fluctuation in water levels as it is not concerned with new development.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on the Ribble & Alt Estuaries. Therefore no Habitats Regulations Assessment is required.
Intertidal sand and mudflat	Annex I/ Migratory species/ Assemblage	Food availability	Abundance of surface and sub-surface invertebrates	The SPD will not have an impact on the food availability or abundance of surface and sub-surface invertebrates.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on the Ribble & Alt Estuaries. Therefore no Habitats Regulations Assessment is required.
			Abundance of mud-surface plants and green algae	The SPD will not have an impact on the food availability of mud-surface plants and green algae.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on the Ribble & Alt Estuaries. Therefore no Habitats Regulations Assessment is required.
Saltmarsh	Annex I/ Migratory species/ Assemblage	Vegetation characteristics	Open, short vegetation or bare ground predominating (roosting)	The SPD will not have a significant impact on vegetation characteristics as it does not incorporate new development.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on the Ribble & Alt Estuaries. Therefore no Habitats Regulations Assessment is required.
	Migratory species	Food availability	Abundance of soft-leaved and seed-bearing plants	The SPD will not have an impact on the food availability and abundance of soft leaved and seed bearing plants as it is not concerned with new development.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on the Ribble & Alt Estuaries. Therefore no Habitats Regulations Assessment is required.

Table 2: Assessment of impacts of *Extending Your Home* SPD on the Morecambe Bay (Wyre Estuary) SPA, SAC & Ramsar

Operational Feature	Criteria Feature	Attribute	Measure	Possible Impacts from the SPD	Conclusions
Vegetated shingle	Perennial vegetation of stony banks (SD1)	Extent	Length (m) of annual vegetation of drift lines measured once per reporting cycle in late summer (July/August). Proportion of vegetation on suitable substrate.	The SPD will not have an impact on the extent of vegetation drift lines as it is not concerned with new development.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on Morecambe Bay. Therefore no Habitats Regulations Assessment is required.
		Mobility	Linear extent suitable for colonisation by annual vegetation of drift lines not immediately constrained by introduced structures of landforms, measured once per reporting cycle.	The SPD will not have an impact on the mobility of vegetation driftlines as it is not concerned with new development.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on Morecambe Bay. Therefore no Habitats Regulations Assessment is required.
		Substrate	Presence of sand/shingle in combination with surface or buried organic material	The SPD will not have an impact on surface or buried organic material as it is only concerned with development within the curtilage of existing dwellings.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on Morecambe Bay. Therefore no Habitats Regulations Assessment is required.
		Vegetation composition: characteristic species	Presence and abundance of characteristic species of the SD1 <i>Rumex crispus-Glaucium flavum</i> strandline community within the sites. Assessment to be made during late summer (July/August)	The SPD will not have an impact on vegetation composition, both presence and abundance, as it is not concerned with new development.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on Morecambe Bay. Therefore no Habitats Regulations Assessment is required.
		Vegetation composition: rare species	Presence and abundance of nationally scarce species of SD1 within the site. Assessment to be made during late summer (July/August)	The SPD will not have an impact on vegetation composition of rare species, both presence and abundance, as it is not concerned with new development.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on Morecambe Bay.

Operational Feature	Criteria Feature	Attribute	Measure	Possible Impacts from the SPD	Conclusions
					Therefore no Habitats Regulations Assessment is required.
Large shallow inlet & Bay		Morphological equilibrium of the Bay's component estuaries.	Intra- and inter- estuarine tidal prism/cross section ratio (TP/CS ratio) measured every second reporting cycle.	The SPD will have no impact on the equilibrium of the Bay or estuarine tide as it is not concerned with new development.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on Morecambe Bay. Therefore no Habitats Regulations Assessment is required.
		Morphological equilibrium	Long-term trend in the horizontal boundary of the saltmarsh/mudflat interface, measured annually.	The SPD will have no impact on the saltmarsh/mudflat interface as it is not concerned with new development.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on Morecambe Bay. Therefore no Habitats Regulations Assessment is required.
		Water clarity	Average light attenuation measured on a monthly basis from March to September, annually.	The SPD will have no impact on water clarity and light attenuation measured on a monthly basis.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on Morecambe Bay. Therefore no Habitats Regulations Assessment is required.
		Water density - salinity & water temperature.	Average salinity and average water temperature. Measured on a monthly basis, annually.	The SPD will have no impact on water density or temperature.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on Morecambe Bay. Therefore no Habitats Regulations Assessment is required.
	Intertidal boulder	Extent of piddocks and mussels in	Area (ha) of intertidal boulder clay measured	The SPD will have no impact on the extent of piddocks and mussels in clay	The SPD either alone, or in combination with other plans and

Operational Feature	Criteria Feature	Attribute	Measure	Possible Impacts from the SPD	Conclusions
	clay	clay biotope.	once every reporting cycle.	biotope as it is not concerned with new development.	programmes will not have a significant effect on Morecambe Bay. Therefore no Habitats Regulations Assessment is required.
	Intertidal boulder & cobble skears	Extent	Area (ha) of intertidal boulder skears. Measured once every reporting cycle.	The SPD will have no impact on the extent in area of intertidal boulder skears as it is only concerned with development within the curtilage of existing properties.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on Morecambe Bay. Therefore no Habitats Regulations Assessment is required.
		Extent of characteristic biotopes: - Mussel beds - Honeycomb worm (<i>Sabellaria alveolata</i>) reefs. - Tide-swept boulders and cobbles with serrated wrack, sponges, sea squirts and red seaweeds.	Area (ha) of characteristic biotopes, measured once during reporting cycle.	The SPD will have no impact on the extent in area of characteristic biotopes as it is only concerned with development within the curtilage of existing properties.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on Morecambe Bay. Therefore no Habitats Regulations Assessment is required.
		Species composition of characteristic biotopes: - Mussel bed communities. - Tideswept boulders and cobbles with serrated wrack, sponges, sea squirts and red seaweeds.	Presence and abundance of composite species of each biotope, measured once during reporting cycle.	The SPD will have no impact on the presence and abundance of composite species of each biotope as it is only concerned with development within the curtilage of existing properties.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on Morecambe Bay. Therefore no Habitats Regulations Assessment is required.
	Intertidal boulder	Characteristic species - Mussels	Abundance and age/size class profile of mussels,	The SPD will have no impact on the	The SPD either alone, or in combination with other plans and

Operational Feature	Criteria Feature	Attribute	Measure	Possible Impacts from the SPD	Conclusions
	& cobble skears	<i>Mytilus edulis</i> .	measured periodically (frequency to be determined).	abundance and age/size of mussels.	programmes will not have a significant effect on Morecambe Bay. Therefore no Habitats Regulations Assessment is required.
		Characteristic species - Mermaids glove sponge <i>Haliclona oculata</i> , Breadcrumb sponge <i>Halichondria panicea</i> and <i>Hymeniacion perleve</i> .	Abundance (% cover) of characteristic sponge species in m ² quadrats along two transects. Measured twice during reporting cycle.	The SPD will have no impact on the abundance of characteristic sponge species.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on Morecambe Bay. Therefore no Habitats Regulations Assessment is required.
Intertidal mudflats and sandflats		Extent	Area (ha) measured once every reporting cycle.	The SPD will have no impact on the extent of intertidal mudflats and sandflats as it is not concerned with new development and allocations.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on Morecambe Bay. Therefore no Habitats Regulations Assessment is required.
		Sediment character	Particle size analysis. Parameters include %sand/silt/gravel, mean and median grain size and sorting coefficient used to characterise sediment type, measured periodically (frequency to be determined).	The SPD will have no impact on sediment character and particle size.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on Morecambe Bay. Therefore no Habitats Regulations Assessment is required.
			Sediment penetrability - Degree of sinking, measured periodically (frequency to be determined)	The SPD will have no impact on sediment penetrability.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on Morecambe Bay. Therefore no Habitats Regulations Assessment is required.
			Organic carbon. % organic		

Operational Feature	Criteria Feature	Attribute	Measure	Possible Impacts from the SPD	Conclusions	
			carbon from sediment samples, measured periodically (frequency to be determined).	The SPD will have no impact on organic carbon levels in sediment samples.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on Morecambe Bay. Therefore no Habitats Regulations Assessment is required.	
		Topography	Tidal elevation and shore slope, measured periodically (frequency to be determined).	The SPD will have no impact on tidal elevation and shore slope as it is only concerned with development within the curtilage of existing properties.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on Morecambe Bay. Therefore no Habitats Regulations Assessment is required.	
		Nutrient enrichment. Macroalgal mats	Extent and seasonal abundance of macroalgae on the feature measured periodically (frequency to be determined).	The SPD will have no impact on the extent and seasonal abundance of macroalgae.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on Morecambe Bay. Therefore no Habitats Regulations Assessment is required.	
		Eelgrass beds	Extent	Area (ha) of eelgrass bed, measured twice during the reporting cycle.	The SPD will have no impact on the area and extent of eelgrass bed.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on Morecambe Bay. Therefore no Habitats Regulations Assessment is required.
			Characteristic species - <i>Zostera angustifolia</i> & <i>Zostera noltii</i>	Density expressed as shoots per m ² . Measured twice during the reporting cycle.	The SPD will have no impact on the density of characteristic species as it is not concerned with new development.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on Morecambe Bay. Therefore no Habitats Regulations Assessment is required.
		Intertidal sand	Extent	Area (ha) of intertidal sand	The SPD will have no impact on the	The SPD either alone, or in

Operational Feature	Criteria Feature	Attribute	Measure	Possible Impacts from the SPD	Conclusions
	communities		communities, measured, once during reporting cycle.	extent of intertidal sand as it does not contain policies concerned with allocating new land for development.	combination with other plans and programmes will not have a significant effect on Morecambe Bay. Therefore no Habitats Regulations Assessment is required.
	Intertidal mud communities	Extent	Area (ha) of intertidal mud communities, measured, once during reporting cycle.	The SPD will have no impact on the extent of intertidal mud communities as it does not contain policies concerned with allocating new land for development.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on Morecambe Bay. Therefore no Habitats Regulations Assessment is required.
Pioneer saltmarsh		Extent	Area (ha) measured once every reporting cycle.	The SPD will have no impact on the extent of pioneer saltmarsh as it does not contain policies concerned with allocating new land for development.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on Morecambe Bay. Therefore no Habitats Regulations Assessment is required.
		Creek patterns and pans.	Creek density and morphology. Measured once every reporting cycle.	The SPD will have no impact on creek density and morphology.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on Morecambe Bay. Therefore no Habitats Regulations Assessment is required.
Pioneer saltmarsh	Glasswort communities	Species composition of glasswort community (NVC SM10).	Frequency and abundance of characteristic species measured once during the reporting cycle.	The SPD will have no impact the frequency and abundance of characteristic species, such as the glasswort communities, as it does not involve new development.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on Morecambe Bay. Therefore no Habitats Regulations Assessment is required.
Saltmarsh		Range and distribution of	Frequency and abundance of characteristic species	The SPD will not have an impact on the frequency and abundance of	The SPD either alone, or in combination with other plans and

Operational Feature	Criteria Feature	Attribute	Measure	Possible Impacts from the SPD	Conclusions
		characteristic saltmarsh communities (or sub communities) and transitional communities.	for each community measured once during reporting cycle.	characteristic species as it does not involve new development.	programmes will not have a significant effect on Morecambe Bay. Therefore no Habitats Regulations Assessment is required.
		Vegetation structure	Range and distribution of varying vegetation heights, measured periodically (frequency to be determined).	The SPD will have no impact on the vegetation structure, as it only concerns development within the curtilage of existing dwellings.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on Morecambe Bay. Therefore no Habitats Regulations Assessment is required.
	Low and low mid marsh communities	Species composition of Saltmarsh grass community (NVC SM13).	Frequency and abundance of characteristic species, measured once during the reporting cycle.	The SPD will have no impact on the frequency and abundance of characteristic species in the saltmarsh grass community as it does not involve new development.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on Morecambe Bay. Therefore no Habitats Regulations Assessment is required.
		Species composition of sea purslane community (NVC SM14).	Frequency and abundance of characteristic species, measured once during the reporting cycle.	The SPD will have no impact on the frequency and abundance of characteristic species in the sea purslane community as it does not involve new development.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on Morecambe Bay. Therefore no Habitats Regulations Assessment is required.
	Mid and mid upper marsh communities	Species composition of red fescue saltmarsh community (NVC SM16).	Frequency and abundance of characteristic species, measured once during the reporting cycle.	The SPD will have no impact on the frequency and abundance of characteristic species of the red fescue saltmarsh community as it does not involve new development.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on Morecambe Bay. Therefore no Habitats Regulations Assessment is required.
	Upper marsh communities	Species composition of sea rush community	Frequency and abundance of characteristic species, measured once during the	The SPD will have no impact on the frequency and abundance of the characteristic species of the sea rush	The SPD either alone, or in combination with other plans and programmes will not have a

Operational Feature	Criteria Feature	Attribute	Measure	Possible Impacts from the SPD	Conclusions
		(NVC SM18).	reporting cycle.	community as it does not involve new development.	significant effect on Morecambe Bay. Therefore no Habitats Regulations Assessment is required.
		Species composition of saltmarsh flat sedge & spiked rush communities (NVC SM19 & 20).	Frequency and abundance of characteristic species, measured once during the reporting cycle.	The SPD will have no impact on the frequency and abundance of characteristic species of the saltmarsh flat sedge and spiked rush communities as it does not involve new development.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on Morecambe Bay. Therefore no Habitats Regulations Assessment is required.
	Transitional communities	Freshwater transitions - reed/club rush communities (NVC S4, S20 & S21).	Area (ha) of freshwater transition communities measured once during the reporting cycle.	The SPD will have no impact on the area of freshwater transition communities as it does not involve new development.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on Morecambe Bay. Therefore no Habitats Regulations Assessment is required.
		Grassland transitions - creeping bent, red fescue & tall fescue (NVC MG11, MG12 & MG13).	Area (ha) of grassland transition communities measured once during the reporting cycle.	The SPD will have no impact on the area of grassland transition communities as it does not involve new development.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on Morecambe Bay. Therefore no Habitats Regulations Assessment is required.
Wintering waterfowl assemblage of European interest, including populations of migratory species of European importance	Sand dune & shingle	Vegetation characteristics	Height of vegetation	The SPD will have no impact on the height of vegetation and general vegetation characteristics as it only concerns development within the cartilage of existing dwellings.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on Morecambe Bay. Therefore no Habitats Regulations Assessment is required.
	All habitats	Food availability	Abundance of fish, mammals, birds, ground surface invertebrates,	The SPD will have no impact on the food availability and abundance as it does not incorporate new development and will therefore not impact on the wider	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on Morecambe

Operational Feature	Criteria Feature	Attribute	Measure	Possible Impacts from the SPD	Conclusions
			grain, carrion and offal	environment.	Bay. Therefore no Habitats Regulations Assessment is required.
	All habitats	Landscape	Extent of open terrain, relatively free of obstructions	The SPD will have no impact on the landscape and extent of open terrain as it is only concerned with development within the curtilage of existing dwellings.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on Morecambe Bay. Therefore no Habitats Regulations Assessment is required.
	All habitats	Vegetation characteristics	Extent of open, short vegetation or bare ground	The SPD will have no significant impact on the extent of open vegetation on bare ground as it only concerns development within the curtilage of existing dwellings.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on Morecambe Bay. Therefore no Habitats Regulations Assessment is required.
	Coastal grassland	Food availability	Abundance of soil and ground-surface invertebrates	The SPD will have no significant impact on food availability and abundance of soil invertebrates as it only concerns development within the curtilage of existing dwellings.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on Morecambe Bay. Therefore no Habitats Regulations Assessment is required.
	Wet grassland/marsh	Hydrology	Extent of wet fields with surface pools, ditches and channels	The SPD will have no impact on the extent of wet fields as it only concerns development within the curtilage of existing dwellings.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on Morecambe Bay. Therefore no Habitats Regulations Assessment is required.
		Food availability	Abundance of soft-leaved and aquatic plants	The SPD will have no impact on food availability and abundance as it does not incorporate new development.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on Morecambe Bay.

Operational Feature	Criteria Feature	Attribute	Measure	Possible Impacts from the SPD	Conclusions
					Therefore no Habitats Regulations Assessment is required.
	Open water	Water depth	Extent of shallow water for feeding	The SPD will have no impact on water depth and the extent of shallow water as it does not incorporate new development.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on Morecambe Bay. Therefore no Habitats Regulations Assessment is required.
	Intertidal mudflats and sandflats and intertidal and subtidal boulder and cobble skears	Extent	Area (ha) of intertidal mudflats and sandflats and intertidal boulder and cobble skears, measured once during reporting cycle.	The SPD will have no impact on the area and extent of intertidal mudflats and sandflats as it only incorporates development within the curtilage of existing dwellings.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on Morecambe Bay. Therefore no Habitats Regulations Assessment is required.
		Presence and abundance of prey species	Presence and abundance of prey species measured periodically (frequency to be determined).	The SPD will have no impact on the abundance and presence of prey species as it does not incorporate new development.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on Morecambe Bay. Therefore no Habitats Regulations Assessment is required.
	Saltmarsh	Extent	Area (ha) measured once during reporting cycle.	The SPD will have no impact on the area and extent of saltmarsh as it does not incorporate new development.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on Morecambe Bay. Therefore no Habitats Regulations Assessment is required.
		Presence and abundance of food species	Presence and abundance of soft leaved grasses/ herbs, measured periodically (frequency to be determined).	The SPD will have no impact on the presence and abundance of food species as it does not incorporate new development.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on Morecambe Bay. Therefore no Habitats

Operational Feature	Criteria Feature	Attribute	Measure	Possible Impacts from the SPD	Conclusions
					Regulations Assessment is required.
		Vegetation structure	Range of vegetation heights, measured periodically (frequency to be determined).	The SPD will have no impact on the vegetation structure as it only involves development within the curtilage of existing dwellings.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on Morecambe Bay. Therefore no Habitats Regulations Assessment is required.

Table 3: Assessment of impacts of *Extending Your Home* SPD on the Marton Mere SPA & Ramsar

Operational Feature	Criteria feature	Attribute	Measure	Possible Impacts from the SPD	Conclusions
All habitats: Marshy grassland, and inundation plant communities, Standing water	Annex 1 and migratory species of European importance including waterfowl assemblage.	Disturbance	Reduction or displacement of birds, measured periodically (frequency to be determined).	The SPD does not include policies that will increase human activity, extensions will be to existing dwellings. There will therefore be no significant impact on the bird population, either in reducing or displacing.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on Marton Mere. Therefore no Habitats Regulations Assessment is required.
		Extent and distribution of habitat	Area (ha), measured periodically (frequency to be determined).	The SPD will have no significant effect on the extent and distribution of habitat, as it will only involve development within the curtilage of existing dwellings.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on Marton Mere. Therefore no Habitats Regulations Assessment is required.
		Landscape	Open areas including large fields/pastures. Measured periodically (frequency to be determined).	The SPD will have no significant impact on landscape, and open areas as it does not incorporate new development.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on Marton Mere. Therefore no Habitats Regulations Assessment is required.
		Connectivity	Damp pastures and marshy grassland (for feeding) very close to open water (for roosting). Measured periodically (frequency to be determined).	The SPD will have no impact on connectivity, damp pastures and marshy grassland, as it does not incorporate new development.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on Marton Mere. Therefore no Habitats Regulations Assessment is required.
		Hydrology/flow	Fluctuating water levels providing a succession of surface water features.	The SPD will have no impact on water levels and tables as it will only involve development within the curtilage of	The SPD either alone, or in combination with other plans and programmes will not have a

			Measured periodically (frequency to be determined).	existing dwellings.	significant effect on Marton Mere. Therefore no Habitats Regulations Assessment is required.
Standing water	Annex 1 and migratory species of European importance including waterfowl assemblage.	Water area	Large areas of standing water. Medium to large areas of standing water. Measured periodically (frequency to be determined).	The SPD will have no impact on areas of standing water as it does not incorporate any new development sites.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on Marton Mere. Therefore no Habitats Regulations Assessment is required.
		Water depth	Extensive shallow to medium depths of standing water. Measured periodically (frequency to be determined).	The SPD will have no impact on areas of standing water as it does not incorporate any new development sites.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on Marton Mere. Therefore no Habitats Regulations Assessment is required.
Standing water	Annex 1 and migratory species of European importance including waterfowl assemblage.	Food availability	Abundance of aquatic plants. Measured periodically (frequency to be determined).	The SPD will have no impact on standing water and food availability as it does not incorporate any new development sites.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on Marton Mere. Therefore no Habitats Regulations Assessment is required.
		Food availability	Abundance of fresh water invertebrates. Measured periodically (frequency to be determined).	The SPD will have no impact on standing water and food availability as it does not incorporate any new development sites.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on Marton Mere. Therefore no Habitats Regulations Assessment is required.
Marshy grassland, and inundation plant communities	Annex 1 and migratory species of European importance including waterfowl assemblage.	Vegetation characteristics	Predominantly short to medium grassland swards. Measured periodically (frequency to be determined).	The SPD will have no impact on vegetation characteristics as all development will be within the curtilage of existing dwellings.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on Marton Mere. Therefore no Habitats Regulations Assessment is required.
		Hydrology/flow	Wet fields with surface pools. Measured periodically (frequency to be determined).	The SPD will have no impact on wet fields and surface pools as all development will be within the curtilage of existing dwellings.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on Marton Mere. Therefore no Habitats Regulations Assessment is required.
		Food availability	Abundance of soft leaved plants. Measured periodically (frequency to be determined).	The SPD will have no impact on food availability and abundance of soft leaved plants as it does not incorporate any new development sites.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on Marton Mere. Therefore no Habitats Regulations Assessment is required.

Table 4: Assessment of impacts of *Extending Your Home* SPD on the Sefton Coast SPA, SAC & Ramsar

Operational Feature	Criteria Feature	Attribute	Measure	Possible Impacts from the SPD	Conclusions
Sand dune	Fixed dunes with herbaceous vegetation	Extent	Area (ha) of fixed dunes with herbaceous vegetation measured once per reporting cycle, by analysis of aerial photographs	The SPD will have no impact on the extent of fixed dunes since all development will be within the curtilage of existing dwellings.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on the Sefton Coast. Therefore no Habitats Regulations Assessment is required.
		Substrate	Presence of sand with naturally derived organic matter in surface layers. Assess once per reporting cycle by visual assessment.	The SPD will have no impact on the presence of sand and naturally derived organic matter since all development will be within the curtilage of existing dwellings.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on the Sefton Coast. Therefore no Habitats Regulations Assessment is required.
		Range and zonation of vegetation communities	Presence of vegetation communities and patterns of distribution characteristic of fixed dunes with herbaceous vegetation. Sample at least once during reporting cycle with the assessment being carried out at the optimal time in the growing season (May-August). Measure by NVC survey or visual assessment.	The SPD will have no impact on the presence of vegetation communities and patterns of distribution, since no policies allocating land for new development are included within the SPD.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on the Sefton Coast. Therefore no Habitats Regulations Assessment is required.
		Vegetation structure	Relative proportions of short to tall vegetation. Visual assessment or sampling of height measurements, measured periodically (frequency to be determined).	The SPD will have no impact on vegetation structure since no policies allocating land for new development are included within the SPD.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on the Sefton Coast. Therefore no Habitats Regulations Assessment is required.
		Vegetation-negative indicators	Extent of species not typical of fixed dunes,	The SPD will have no impact on the extent of vegetation species since no	The SPD either alone, or in combination with other plans and

Operational Feature	Criteria Feature	Attribute	Measure	Possible Impacts from the SPD	Conclusions
			including scrub/tree cover. Area (ha) assessed from air photographs measured once per reporting cycle.	policies allocating land for new development are included within the SPD.	programmes will not have a significant effect on the Sefton Coast. Therefore no Habitats Regulations Assessment is required.
Sand Dunes	Eu-Atlantic decalcified fixed dunes	Extent	Area (ha) of decalcified fixed dunes measured once per reporting cycle. Assess from aerial photography.	The SPD will have no impact on the extent and area of Eu-Atlantic decalcified fixed dunes, since all development will be within the curtilage of existing dwellings.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on the Sefton Coast. Therefore no Habitats Regulations Assessment is required.
		Substrate	Presence of sand with very low lime content in surface layers, (and hence a low pH, i.e. less than 6.5), with low levels of plant nutrients. Assess once per reporting cycle.	The SPD will have no impact on the lime content of the surface layers of sand since all development will be within the curtilage of existing dwellings.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on the Sefton Coast. Therefore no Habitats Regulations Assessment is required.
		Vegetation composition and zonation	Presence of vegetation communities and patterns of distribution characteristic of Eu-Atlantic decalcified fixed dunes measured by visual assessment once during reporting cycle with the assessment being carried out at the optimal time in the growing season (May-August).	The SPD will have no impact on vegetation composition and distribution since no policies allocating new land for development are included within the SPD.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on the Sefton Coast. Therefore no Habitats Regulations Assessment is required.
		Vegetation structure	Relative proportion (estimated % over extent of habitat) of dwarf-shrub heath in different growth phases (pioneer; building; mature; senescent) that have been previously recorded on the site. Assess at ten yearly	The SPD will have no impact on the vegetation structure, the proportion of dwarf-shrub heath, since all development will be within the curtilage of existing dwellings.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on the Sefton Coast. Therefore no Habitats Regulations Assessment is required.

Operational Feature	Criteria Feature	Attribute	Measure	Possible Impacts from the SPD	Conclusions
			intervals.		
Sand dune	Dunes with <i>Salix arenaria</i>	Extent	Area (ha) of dunes with <i>Salix arenaria</i> measured once per reporting cycle. Assess from aerial photography with ground truthing exercise.	The SPD will have no impact on the extent of dunes with <i>Salix arenaria</i> since all development will be within the curtilage of existing dwellings.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on the Sefton Coast. Therefore no Habitats Regulations Assessment is required.
		Vegetation composition and zonation	Presence of vegetation communities and patterns of distribution characteristic of dunes with <i>Salix arenaria</i> sampled at least once during reporting cycle with the assessment being carried out at the optimal time in the growing season (May-August).	The SPD will have no impact on the composition and distribution of vegetation on sand dunes with <i>Salix arenaria</i> , since no policies are included in the SPD to allocate new land for development.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on the Sefton Coast. Therefore no Habitats Regulations Assessment is required.
		Vegetation structure	Density and height of <i>Salix arenaria</i> stands. Visual assessment of % cover and height once per reporting cycle.	The SPD will have no impact on vegetation structure since no policies are included within the SPD allocating new land for development.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on the Sefton Coast. Therefore no Habitats Regulations Assessment is required.
		Vegetation negative indicators	Presence of negative indicator species including non-native species, invasive species indicative of changes in nutrient status and species not characteristic of typical communities. Measured by visual assessment once per reporting cycle. Sea buckthorn <i>Hippophae rhamnoides</i> , white poplar <i>Populus alba</i> , balsam poplar <i>Populus candicans</i> and pines – various	The SPD will have no impact on presence of negative indicator species since all development will be within the curtilage of existing dwellings.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on the Sefton Coast. Therefore no Habitats Regulations Assessment is required.

Operational Feature	Criteria Feature	Attribute	Measure	Possible Impacts from the SPD	Conclusions
			species but mainly <i>Pinus nigra laricio</i>		
Sand dune	Humid dune slacks	Extent	Area (ha) of dune slacks measured once per reporting cycle. Can be assessed from area of slack vegetation in growing season (NVC surveys) or area of standing water at the end of a wet winter (February/March) using aerial photography. Due to the large number of slacks in the site, a sample should be assessed each reporting cycle.	The SPD will have no impacts on the extent of humid dune slacks, since no policies are included within the SPD allocating new land for development.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on the Sefton Coast. Therefore no Habitats Regulations Assessment is required.
		Substrate	Presence of sand and naturally-derived organic matter at depths that allow the water table to influence the surface layers. Measured once per reporting cycle by visual assessment of a sample of sites across the site.	The SPD will have no impact on naturally-derived organic matter since all development will be within the curtilage of existing dwellings.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on the Sefton Coast. Therefore no Habitats Regulations Assessment is required.
		Hydrological regime	Proportion of dune slack area with standing water in summer months (July/August). A sample of slacks should be monitored once per reporting cycle using existing dipwell system and aerial photography. (sample size to be determined)	The SPD will have no impact on the proportion of dune slack area with standing water since all development will be on a minor scale and within the curtilage of existing dwellings.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on the Sefton Coast. Therefore no Habitats Regulations Assessment is required.
		Vegetation composition and zonation	Presence of vegetation communities and patterns of distribution characteristic of humid dune slacks sampled at least once during reporting cycle with the assessment	The SPD will have no impact on the presence and distribution of vegetation composition since no policies are included in the SPD allocating new land for development.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on the Sefton Coast. Therefore no Habitats Regulations Assessment is required.

Operational Feature	Criteria Feature	Attribute	Measure	Possible Impacts from the SPD	Conclusions
			being carried out at the optimal time in the growing season (May-August). Measured by visual assessment and NVC sample surveys.		required.
		Vegetation negative indicators	Presence of negative indicator species including non-native species, invasive species indicative of changes in nutrient status and species not characteristic of typical communities. (details of negative indicators to be determined)	The SPD will have no impact on the presence of negative indicator species since no policies are included in the SPD allocating new land for development.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on the Sefton Coast. Therefore no Habitats Regulations Assessment is required.
Sand dune	Embryonic shifting dunes	Extent	Length (m) or area (ha) of embryonic shifting dunes, measured once per reporting cycle in July/August, and percentage of area supporting at least sparse embryonic dune vegetation. Measured by visual assessment supplemented by aerial photography.	The SPD will have no impact on the extent of embryonic shifting dunes since no policies are included in the SPD allocating new land for development.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on the Sefton Coast. Therefore no Habitats Regulations Assessment is required.
		Substrate	Presence of exposed beach plain at low tide drying to supply blown sand on to sufficient area for deposition of sand, often associated with drift line organic debris. Assessed at least once per reporting cycle.	The SPD will have no impact on the beach plain at low tide drying to supply blown sand since all development will be within the curtilage of existing dwellings.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on the Sefton Coast. Therefore no Habitats Regulations Assessment is required.
		Mobility	Percentage of linear extent and area of substrate suitable for colonisation by embryonic shifting dunes not immediately constrained by introduced	The SPD will have no impact on the linear extent and area of substrate suitable for colonisation, since all development will be minor in scale and within the curtilage of existing dwellings.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on the Sefton Coast. Therefore no Habitats Regulations Assessment is

Operational Feature	Criteria Feature	Attribute	Measure	Possible Impacts from the SPD	Conclusions
			structures, landforms or management measured once per reporting cycle.		required.
		Characteristic species of embryonic shifting dunes	Presence and cover of characterising species, particularly <i>Elytrigia juncea</i> , and/or <i>Leymus arenarius</i> , with other species such as <i>Honkenya peploides</i> , <i>Cakile maritima</i> during the summer months of June, July or August.	The SPD will have no impact on the characteristic, presence and cover of species, since all development will be minor in scale and within the curtilage of existing dwellings.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on the Sefton Coast. Therefore no Habitats Regulations Assessment is required.
		Lack of disturbance	Proportion of the embryonic shifting dune areas where vegetation/colonisation is prevented by persistent human disturbance.	The SPD contains no policies to increase human activity, since all developments will be within the existing curtilage of dwellings therefore not contributing to disturbance of vegetation.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on the Sefton Coast. Therefore no Habitats Regulations Assessment is required.
Sand dune	Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white Dunes)	Extent	Area (ha) of shifting dunes along the shoreline with <i>Ammophila</i> measured once per reporting cycle during the summer months of June, July or August. Measured by aerial photography.	The SPD will have no impact on the extent of shifting shoreline dunes since no policies are contained within the SPD allocating new land for development.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on the Sefton Coast. Therefore no Habitats Regulations Assessment is required.
		Substrate	Presence of blown sand within stands of <i>Ammophila</i> . Measured by visual assessment once per reporting cycle.	The SPD will have no impact on the presence of blown sands within the stands of <i>Ammophila</i> since no policies are included within the SPD allocating new land for development.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on the Sefton Coast. Therefore no Habitats Regulations Assessment is required.
		Mobility	Percentage of linear extent of substrate suitable for colonisation by shifting dunes not immediately constrained by introduced	The SPD will have no impact on the linear extent of substrate material suitable for colonisation since no policies are included in the SPD allocating new land for development.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on the Sefton Coast.

Operational Feature	Criteria Feature	Attribute	Measure	Possible Impacts from the SPD	Conclusions
			structures, landforms, or operations measured once per reporting cycle by visual assessment.		Therefore no Habitats Regulations Assessment is required.
		Range of vegetation communities	Presence of active healthy marram grass (<i>Ammophila arenaria</i>) and/or other species at frequencies which characterise this habitat including <i>Carex arenaria</i> ; <i>Ammophila arenaria</i> ; <i>Elymus farctus</i> ; <i>Leymus arenarius</i> ; other drought tolerant annuals and bryophytes. Measured once per reporting cycle by visual assessment.	The SPD will have no impact on the range of vegetation communities, since all development will be within the curtilage of existing dwellings.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on the Sefton Coast. Therefore no Habitats Regulations Assessment is required.
		Characteristic Species	Presence of one or more of the characteristic special species which may include: <i>Eryngium maritimum</i> ; <i>Euphorbia portlandica</i> ; <i>Euphorbia paralias</i> ; <i>Calystegia soldanella</i> . Surveys to establish presence will be required in June to August once per reporting cycle.	The SPD will have no impact on the characteristic special species since all development will be minor and scale and within the curtilage of existing dwellings.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on the Sefton Coast. Therefore no Habitats Regulations Assessment is required.
		Lack of disturbance	Proportion of the shifting dune areas where vegetation colonisation/re colonisation is prevented by persistent human disturbance	The SPD contains no policies increasing human activity, all development will be minor in scale and within the curtilage of existing dwellings, therefore not contributing to disturbance of vegetation.	The SPD either alone, or in combination with other plans and programmes will not have a significant effect on the Sefton Coast. Therefore no Habitats Regulations Assessment is required.

6.3 Following the assessment of the impact of the *Extending Your Home* SPD on each of the Natura 2000 sites set out in **Tables 1-4** above, it is possible to complete the Screening Matrix. The Screening Matrix is a summary of all the information contained within the Report so far and is used to decide if there are likely to be significant effects on any Natura 2000 sites.

Screening Matrix

<p>Brief description of the plan or project</p>	<p>The purpose of the <i>Extending Your Home</i> SPD is to amplify statutory policy to provide guidance to applicants and their agents on the preparation of high quality and sustainable designs for planning permission for house extensions across the three districts.</p> <p>The three Councils recognise that home owners may want to extend or alter their homes to meet the changing accommodation needs of families. However whilst recognising the homeowners' desire to improve their properties, the Council's also have to consider the potential impacts of these extensions on neighbours and the character of the local environment.</p> <p>The SPD is therefore needed to ensure:</p> <ul style="list-style-type: none"> - consistency and fairness in making decisions on planning applications - that impacts on neighbours are acceptable - that impacts on the character of the local environment are positive through adoption of good design principles that the needs of homeowners are met in so far as is compatible with the above <p>The SPD therefore geographical covers the three Borough's of Blackpool, Fylde and Wyre.</p>
<p>Brief description of the Natura 2000 sites</p>	<p><u>Ribble & Alt Estuaries SPA & Ramsar</u> The Ribble & Alt Estuaries SPA is a European marine site. European marine sites are defined as any European site covered by tidal waters. The Ribble & Alt Estuaries was classified as an SPA and Ramsar site in February 1995 for its internationally important wetland status.</p> <p><u>Morecambe Bay (Wyre Estuary) SPA, SAC & Ramsar</u> Morecambe Bay is the confluence of four major estuaries (Wyre, Lune, Leven & Kent). Collectively these form the largest single area of continuous intertidal mudflats and sandflats in the UK.</p> <p><u>Marion Mere SPA & Ramsar</u> Marion Mere is a freshwater lake situated two miles east of Blackpool. The Mere is believed to occupy a kettle-hole formed during the last glaciation. The water level in the lake has been subject to much alteration by man. Approximately 35 different species are known to use the Mere as a breeding site.</p> <p><u>Sefton Coast SPA, SAC & Ramsar</u> The Sefton Coast runs north from the edge of Crosby to the mouth of the Ribble Estuary. It is characterised by intertidal sands and silts, dune systems, coastal heath and is backed by arable farmland. It includes a series of coastal settlements.</p>
<p>Description of the individual elements of the plan or project (either alone or in combination with other plans or projects) likely to give rise to impacts on a Natura 2000 site</p>	<p>None.</p> <p>The <i>Extending Your Home</i> SPD is intended to support statutory policy. It does not allocate sites or propose development that would result in either direct or indirect impacts to any of the sites listed above instead it provides guidance to ensure that the highest quality of development is provided.</p>
<p>Description of any likely direct, indirect or secondary impacts of the plan or project (either alone or in combination with other plans or projects) on a Natura 2000 site by virtue of:</p> <ul style="list-style-type: none"> - size and scale; - land-take; - distance from the designated site and 	<p>None.</p> <p>As above.</p>

<p>key features of the site;</p> <ul style="list-style-type: none"> - resource requirements; - emissions; - excavation requirements; - duration of construction, operation, decommissioning; - other 	
<p>Description of any likely changes to the site arising as a result of:</p> <ul style="list-style-type: none"> - reduction of habitat area; - disturbance to key species; - habitat or species fragmentation; - reduction in species density; - changes in key indicators of conservation value; - climate change 	<p>No changes have been identified.</p> <p>See Tables 1-4 above.</p>
<p>Description of any likely impact on the designated site as a whole in terms of:</p> <ul style="list-style-type: none"> - interface with the key relationships that define the structure of the site; - interface with the key relationships that define the function of the site 	<p>No impacts have been identified.</p> <p>See Tables 1-4 above.</p>
<p>Provide indicators of significance as a result of the identification of effects set out above in terms of:</p> <ul style="list-style-type: none"> - loss; - fragmentation; - disruption; - disturbance; - change to key elements of the site 	N/A
<p>Description, from the above elements of the plan or project, or combination of elements, where the above impacts are likely to be significant or where the scale or magnitude of impacts is not known</p>	<p>There are no likely significant impacts identified.</p>

6.4 Following the completion of the Screening Matrix, it is possible to conclude that the *Extending Your Home* SPD is unlikely to have significant effects on a Natura 2000 site. Therefore the No Significant Effects Matrix has been completed to conclude the Screening Report process and identifies that no further stages of Habitats Regulations Assessment are required to be undertaken.

No Significant Effects Matrix

Name of Plan	<i>Extending Your Home</i> SPD
Name and Location of Natura 2000 Sites	Ribble & Alt Estuaries SPA & Ramsar Morecambe Bay (Wyre Estuary) SPA, SAC & Ramsar Marton Mere SPA & Ramsar Sefton Coast SPA, SAC & Ramsar
Description of Plan	<p>The purpose of the <i>Extending Your Home</i> SPD is to amplify statutory policy to provide guidance to applicants and their agents on the preparation of high quality and sustainable designs for planning permission for house extensions across the three districts.</p> <p>The three Councils recognise that home owners may want to extend or alter their homes to meet the changing accommodation needs of families. However whilst recognising the homeowners' desire to improve their properties, the Council's also have to consider the potential impacts of these extensions on neighbours and the character of the local environment.</p> <p>The SPD is therefore needed to ensure:</p> <ul style="list-style-type: none"> - consistency and fairness in making decisions on planning applications - that impacts on neighbours are acceptable - that impacts on the character of the local environment are positive through adoption of good design principles that the needs of homeowners are met in so far as is compatible with the above <p>The SPD therefore geographical covers the three Borough's of Blackpool, Fylde and Wyre.</p>
Is the plan directly connected with or necessary to the management of the site?	No
Are there other plans or projects that together with the Plan being assessed could affect the site?	No
Assessment of Significance of Effects	
Describe how the Plan (alone or in combination) is likely to affect the Natura 2000 site	No likely affects.
Explain why these effects are not considered significant	N/A
List of agencies consulted	<p>Natural England Janet Baguley Government Team South (Cheshire to Lancashire) Natural England 3rd Floor Bridgewater House Whitworth Street Manchester M1 6LT</p> <p>Government Office for the North West Phil Smith (Mrs) City Tower Piccadilly Plaza Manchester M1 4BE</p> <p>Environment Agency Ian Southworth Environment Agency Central Area Office Lutra House Dodd Way Preston PR5 8BX</p>

	English Heritage Judith Nelson Planning Division English Heritage Canada House 3 Chepstow Street Manchester M1 5FW
Response to Consultation	See published Statement of Consultation. Natural England concur with the opinion of the three Council's that the SPD will not, either alone or in combination, significantly affect any Natura 2000 sites.
Data Collected to Carry out the Assessment	
Who carried out this assessment	Blackpool Council, Fylde Borough Council & Wyre Borough Council.
Sources of data	Natural England.

Conclusion

6.5 On the basis of the information contained within Sections 4-6 of this Report (covering steps 1-4) it is the opinion of Blackpool, Fylde and Wyre Borough Council's that the proposed plan to which this Screening Report relates:

- is not directly connected with or necessary to the management of the site, and,
- is not likely to have a significant affect on the Ribble & Alt Estuaries SPA & Ramsar, the Morecambe Bay (Wyre Estuary) SPA, SAC & Ramsar, Marton Mere SPA & Ramsar and Sefton Coast SPA, SAC & Ramsar,

either alone or in combination with other plans or projects.

6.6 Accordingly, a Habitats Regulations Assessment will not be required of those affects under Regulations 48, 49 and 54 of the Conservation (Natural Habitats, &c) Regulations 1994, before the three Council's decide to undertake, or give any consent, permission or other authorisation for this Plan.

6.7 This Screening Report has been subject to full consultation with Natural England, who concur with the opinion of the three Council's that the Screening Report adequately demonstrates that the SPD will not significantly affect any Natura 2000 sites and as such a full Habitats Regulations Assessment will not be required.

REPORT



REPORT OF	MEETING	DATE	ITEM NO
STRATEGIC PLANNING AND DEVELOPMENT	PLANNING POLICY SCRUTINY COMMITTEE	23 RD OCTOBER 2007	5

SAVED LOCAL PLAN POLICIES

Public item

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

Summary

Following Fylde Borough Council's submission to Government Office North West (GONW) in March 2007, to save various Local Plan policies beyond 27th September, the Secretary of State has issued a Direction.

The Direction indicates those policies which will be saved beyond 27th September 2007.

Recommendation

1. To advise the Development Control Committee which Local Plan policies have been saved by way of Direction issued by the Secretary of State, as included in Appendix 1 of this report.

Cabinet Portfolio

The item falls within the following Cabinet portfolio:

Development and Regeneration

Councillor Roger Small

Report

1. Background

Continued....

- 1.1 The Planning and Compulsory Purchase Act 2004, provides for the saving of policies in adopted local plans for a period of 3 years from the commencement date of the Act, which was 28th September 2004. The Fylde Borough Local Plan (FBLP) 1996 – 2006 was adopted on 19th May 2003 and the policies within it were saved until 27th September 2007. So as to retain specified policies we were required to seek the Secretary of State's agreement to issue a direction to save them. As requested by this Committee on 8th February 2007 and Council on 26th March 2007, your officers submitted a list of policies to be saved beyond that date to Government Office North West (GONW).
- 1.2 The Secretary of State issued a Direction to Fylde Borough Council, dated 18th September 2007. Appendix 1 includes the Direction under paragraph 1(3) of schedule 8 to the Planning and Compulsory Purchase Act 2004, in respect of the FBLP. A copy of the accompanying letter received from GONW is included for Members information as Appendix 2 to this report.
- 1.3 In brief all policies in the FBLP have been saved, except Policy TR9 : Car Parking Within New Developments. Members will recall that this policy related to Appendix 7 which was deleted from the FBLP by means of the Alterations Review, and that car parking standards are now provided by the adopted Joint Lancashire Structure Plan 2001 - 2016. The non-saving of this policy reflects Fylde Borough Council's application to the Secretary of State.
- 1.4 The only difference which has come about subsequent to Fylde Borough Council's application to the Secretary of State concerns Policy TR10 : Car Park Design. As it is not possible to save a policy in part, the Secretary of State has saved it in full.
- 1.5 The intention behind extending the lifetime of the saved policies is to avoid a policy vacuum. When the Secretary of State issues a direction to save particular policies they will be operative until such time as they are replaced by policies within the Local Development Framework.
- 1.6 It should be noted that GONW expect continued monitoring of these policies through your Annual Monitoring Report. Furthermore, emerging DPDs are required to show which old policies they are replacing, and these should also be flagged up in the Local Development Scheme.
- 1.7 The policies introduced in the Alterations Review to the Fylde Borough Local Plan will be subject to consideration by the Secretary of State at a later date. The Alterations Review was adopted on 10th October 2005, and the 10 policies introduced at that time are saved until 9th October 2008. We will be required to write to GONW in respect of their being saved by 9th April 2008.
- 1.8 As outlined above, the adopted Local Plan for Fylde has altered, albeit in part. Planning decisions must continue to be taken in accordance with the policies of the development plan, unless material considerations indicate otherwise. Consequently it is recommended that the Development Control Committee be advised which Local Plan policies have been saved.

IMPLICATIONS	
Finance	No direct implications
Legal	The Local Plan is a key document in promoting the Council's plans, policies and objectives for spatial planning. The policies saved in it represent the statutory planning framework which meets national, regional and local requirements and priorities until such time as they are replaced by a Local Development Framework.
Community Safety	No direct implications
Human Rights and Equalities	No direct implications
Sustainability	No direct implications
Health & Safety and Risk Management	No direct implications

Report Author	Tel	Date	Doc ID
Mark Sims	(01253) 658656	Oct 2007	

List of Background Papers		
Name of document	Date	Where available for inspection
File P/28		Planning Policy Section Town Hall St. Annes

Attached documents

- APPENDIX 1 : Direction Under Paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 - Policies Contained in the Fylde Borough Local Plan, Adopted May 2003.**
- APPENDIX 2 : Letter from Government Office North West, Dated 18th September 2007.**

**DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE
PLANNING AND COMPULSORY PURCHASE ACT 2004
POLICIES CONTAINED IN THE FYLDE BOROUGH LOCAL PLAN,
ADOPTED MAY 2003**

The Secretary of State for Communities and Local Government in exercise of the power conferred by paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 directs that for the purposes of the policies specified in the Schedule to this direction, paragraph 1(2)(a) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 does not apply.

Signed by authority of the
Secretary of State

Steven Fyfe
Head, Local Planning Team
Government Office for the North West
18 September 2007

SCHEDULE

POLICIES CONTAINED IN THE FYLDE BOROUGH LOCAL PLAN,

ADOPTED MAY 2003

Chapter 2: General Development Policies

Policies SP1, SP2, SP3, SP4, SP5, SP6, SP7, SP8, SP9, SP10, SP11, SP12, SP13, SP14, SP15, SP16.

Chapter 4: Employment and Industry

Policies EMP1, EMP2, EMP3, EMP4, EMP5.

Chapter 5: Transportation

Policies TR1, TR2, TR3, TR4, TR5, TR6, TR7, TR8, TR10, TR11, TR13, TR14, TR15.

Chapter 6: Tourism and Recreation

Policies TREC1, TREC2, TREC3, TREC4, TREC5, TREC6, TREC7, TREC8, TREC9, TREC10, TREC11, TREC12, TREC13, TREC14, TREC15, TREC16, TREC17, TREC18, TREC19.

Chapter 7: Environmental Protection and Conservation

Policies EP1, EP2, EP3, EP4, EP5, EP6, EP7, EP8, EP9, EP10, EP11, EP12, EP13, EP14, EP15, EP16, EP17, EP18, EP19, EP20, EP21, EP22, EP23, EP24, EP25, EP26, EP27, EP28, EP29, EP30, EP31.

Chapter 8: Town Centres and Retail Developments

Policies SH1, SH2, SH3, SH4, SH5, SH6, SH7, SH8, SH9, SH10, SH11, SH12, SH13, SH14, SH15, SH16.

Chapter 9: Community Services and Infrastructure

Policies CF1, CF3, CF4, CF5, CF6, CF7, CF8, CF9.

Mr Paul Walker
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18 September 2007

Dear Mr Walker

SAVED POLICIES

I am writing with reference to your application of 28 March 2007 for a direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 in respect of policies in the Fylde Borough Local Plan.

The Secretary of State's Direction is attached. Those policies not listed in the Direction will expire on 27th September 2007.

The Secretary of State's assessment of whether saved policies should be extended is based upon the criteria set out in Planning Policy Statement 12 and the Department for Communities and Local Government Protocol on saving policies.

The extension of saved policies listed in this Direction does not indicate that the Secretary of State would endorse these policies if presented to her as new policy. It is intended to ensure continuity in the plan-led system and a stable planning framework locally, and in particular, a continual supply of land for development.

Local planning authorities should not suppose that a regulatory local plan style approach will be supported in forthcoming Development Plan Documents. LPAs should adopt a positive spatial strategy led approach to DPD preparation and not seek to reintroduce the numerous policies of many local plans.

The exercise of extending saved policies is not an opportunity to delay DPD preparation. LPAs should make good progress with local development frameworks according to the timetables in their local development schemes. Policies have been extended in the expectation that they will be replaced promptly and by fewer policies in DPDs. Maximum use should be made of national and regional policy especially given the development plan status of the Regional Spatial Strategy.

Following 27th September 2007 the extended policies should be read in context. Where policies were adopted some time ago, it is likely that material considerations, in particular the emergence of new national and regional policy and also new evidence, will be afforded considerable weight in decisions. In particular, we would draw your attention to the importance of reflecting policy in Planning Policy Statement 3 *Housing* and Strategic Housing Land Availability Assessments in relevant decisions.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Steven Fyfe', written in a cursive style.

Steven Fyfe
Head of Local Planning Team

REPORT

REPORT OF	MEETING	DATE	ITEM NO
STRATEGIC PLANNING AND DEVELOPMENT	PLANNING POLICY SCRUTINY COMMITTEE	23 RD OCT 2007	6

INTERIM HOUSING POLICY

Public item

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

Summary

This report informs the Committee of the responses received to the recent consultation exercise. It identifies a number of alternative approaches (options) for the development of policies which have been partially informed by the consultation responses. Through a process of appraisal, the report recommends two preferred policy options to be the subject of further public consultation.

Recommendations

1. That the preferred policy options (and other policy options) be agreed for the purposes of consultation with the general public and other relevant bodies.
2. That the draft Summary Sustainability Appraisal Scoping Report be agreed for the purpose of consultation with the general public and other relevant bodies.
3. That the 'sustainability' and 'policy objectives' appraisals be agreed for the purpose of consultation with the general public and other relevant bodies.
4. That the arrangements for the provision of affordable housing indicated at the end of this report be agreed for the purpose of consultation with the general public and other relevant bodies.

Cabinet Portfolio

The item falls within the following Cabinet portfolio:

Development and Regeneration

Councillor Roger Small

Report

Background

In a report to this Committee in October 2006, it was indicated that there was likely to be a need for the development of an 'Interim Housing Policy', outside the concept of the Local Development Framework. The need stems mainly the fact that a revised draft Regional Spatial Strategy (RSS) is now nearing completion and contains a much higher dwelling requirement for Fylde Borough (306 dwellings pa compared with 155 dwellings pa in the existing Joint Lancashire Structure Plan (JLSP)). This means that Policy HL1 in the Fylde Borough Local Plan (As Altered) (Oct 2005) will cease to have relevance and some form of replacement policy is needed.

A recent appeal decision in Lancaster (taken by the Secretary of State herself) has indicated that more weight now should be attached to the RSS housing requirement figures than those of the JLSP. However other recent appeal decisions have indicated to the contrary i.e. that weight should continue to be accorded to the housing figures in the adopted JLSP. Irrespective of this current state of uncertainty, your officers consider that significant weight will have to be given to the housing figures in the emerging RSS on the publication of the 'proposed changes' to the RSS by the Secretary of State which is expected in the late autumn winter of 2007.

The housing land availability position has been determined by your officers as of the end of March 2007. This shows that there is less than a five year supply of housing land based on the draft RSS figures and thus having regard to recent government guidance, the Council will need to grant further planning permissions for housing to rectify this situation.

The preparation of the Core Strategy and the subsequent Site Allocation Policies DPD as identified in the Local Development Scheme (LDS) will not be fully in place until 2012. There is thus a need for an interim policy to inform decisions on planning applications for housing. The Council has already adopted a 'Small Sites Exception' which will facilitate the granting of planning permissions on small previously developed sites in the larger settlements. However a more comprehensive policy approach to housing development is required pending the completion of the Core Strategy.

In recognition of this the Committee considered a consultation questionnaire at its meeting on 28th June. The questionnaire was agreed by the portfolio holder on 25th July and the consultation took place between 16th August and 14th September.

The structure of this report is as follows:

- Summary of consultation responses;
- Generation of policy options;
- Sustainability appraisal of policy options;

- Policy objectives appraisal of policy options;
- Selection of preferred policies for consultation;
- Off-site provision and payment in lieu of affordable housing.

Consultation Results

106 completed questionnaires have been received from the following groups:

Agents/Planning Consultants/Developers:	18
Parish Councils	7
General Public	56
Other Consultees	25

The results of the consultation exercise are shown in detail in Appendices 1a and 1b. The first part of the appendix is a table which describes the percentage of respondents selecting particular options identified in the questionnaire. The second part a list of other comments made by respondents where they disagreed with the pre-identified options indicated in the questionnaire. An appraisal of each matter raised in the questionnaire is provided below.

Matter 1:

The highest number of respondents (49.5%) favoured Option 3 which would allow the development of housing in the rural villages as well as in the main settlements. The policy options shown in the next section anticipate two policies to cover separately housing development in the main settlements and the rural villages.

Matter 2:

Most favoured (48.6%) was Option 3 which would allow housing development mainly on sustainable previously developed sites within settlements but exceptionally on greenfield sites outside the settlement boundaries. The second most favoured (31.4%) was Option 1 which would restrict housing development to sustainable previously developed sites within the settlement boundaries of settlements. The most favoured option conflicted with the responses to Matter 3 indicated below.

Matter 3

A significant majority of respondents (60.9%) considered that housing development should only be allowed on sites which are not allocated or protected for other purposes in the Local Plan. Referring to the responses to Matter 2 it should be noted that all the land outside the settlement boundaries is classified as Countryside Area or Green Belt.

Taking the two responses together, and having in mind the preparation of the Core Strategy the function of which is to make strategic decisions on matters including greenfield urban extensions, greater weight has been accorded to the responses to Matter 3. None of the policy options shown in the next section allow for development outside the existing settlement boundaries.

Matter 4

Regarding whether the policy should identify a maximum size of site which could be released for housing development, the largest response was in favour of Option 3 which anticipated having a maximum size of site of 100 dwellings but subject to a provision to allow larger sites providing that it was incorporated in a truly mixed development scheme involving other land uses such as employment development. This approach has been included in the Balanced Option (Urban) shown in the next section.

Matter 5

With regard to whether the policy should incorporate a managed release approach to housing land provision, the responses were more evenly spread. The most favoured was Option 2 (35.6%) which anticipated granting additional planning permissions for housing sites only if there was less than an existing seven years supply of housing land. The next popular was Option 3 (31.7%) which anticipated granting planning permissions for housing on sustainable previously developed sites, irrespective of the level of existing housing planning permissions, but only granting planning permission on greenfield sites where there was less than a 7 years supply of housing land.

The former approach is incorporated in the Sustainable Option (Urban) and the latter approach is incorporated on the Balanced Option (Urban).

Matter 6

In relation to the way the five year housing requirement was calculated in the appendix to the questionnaire, a very clear majority of respondents were satisfied that it represented an acceptable basis for policy purposes.

Members should note that the Council is currently commissioning consultants to undertake a Strategic Housing Land Availability Assessment. This will refine the housing supply position in relation to the requirement to maintain a five year supply of housing.

Matter 7

On the issue of whether the policy should rely on the density provisions contained in PPS 3: Housing and the (draft) Regional Spatial Strategy or include additional provisions, the most favoured option (48.5%) reflected the former approach.

All the options in the next section require housing densities to be in accordance with PPS 3: Housing. These are expressed as minimum densities and therefore there is flexibility to go above the minimum if appropriate in the circumstances.

Matter 8

This dealt with the issue of whether the policy should deal only with housing numbers or whether it should consider the types and sizes of housing needed by the community as informed by the Strategic Housing Market Assessment (SHMA). Here there was very broad support for the policy to consider housing types and sizes. The greater number of respondents (39%) favoured Option 2 which anticipated that the SHMA would inform planning applications involving 15 dwellings or over. Almost as many respondents (36.2%) favoured Option 1 which indicated that all planning applications should be informed by the SHMA.

In the light of these findings, the former approach has been included in both the Sustainable and Balanced Options (Urban) and the threshold figure has been reduced from 15 to 10.

The Sustainable Option (Rural) requires all planning applications to meet a local need identified in the SHMA. The Balanced Option (Rural) requires planning applications on greenfield sites to meet such a local need.

Matter 9

In respect of whether the policy should require high levels of sustainability in the provision and construction of new homes, the most favoured was Option 1 which required the highest levels of sustainability. The second most favoured was Option 2 which required more modest levels of sustainability (but higher than currently required though Building Regulations). Only 16.4% of respondents thought that this issue should be left to the market.

Again, on the basis of these findings, the former approach has been adopted in the Sustainable Options (Urban and Rural) and the latter approach has been incorporated in the Balanced Options (Urban and Rural).

Matter 10

This dealt with the issue of the sustainability credentials of the proposed site. Most (49.5%) favoured was Option 2 which anticipated that all proposals would be assessed against sustainability criteria to be contained within the policy. 35.9 % of respondents favoured applicants having to undertake a form of sustainability appraisal on larger sites (10 dwellings or more).

On this basis, the Sustainable Option (Urban) introduces a sustainability criterion which requires that application sites are within 30 minutes public transport time of various facilities. The Balanced Option (Urban) requires developers to demonstrate, in schemes involving more than 100 dwellings, that it is submitted as a mixed development scheme or that it would otherwise help to deliver sustainable and mixed communities.

It was considered that such a requirement in village situations would be inappropriate since those locations tend to be in less sustainable locations. The size of housing developments within villages would in any event be much smaller.

Matter 11

In relation to the circumstances in which affordable housing should be sought, the most favoured (43.1%) was Option 1 which anticipated that affordable housing should be sought only on sites of 15 dwellings or more (the national indicative threshold).

The second most favoured was Option 2 which on the basis of the high need for affordable housing in Fylde Borough reduced the above threshold from 15 to 10.

In the light of the above, and in relation to the high need for affordable housing which exists in the borough, all the 'urban' options indicated in the next section involve the provision of affordable housing (with site thresholds set at either 10 or 15 dwellings) or the requirement for a financial contribution towards provision. The rural options include a requirement for the affordable housing to be determined through the Strategic Housing Market Assessment or other document such as a housing needs survey.

Matter 12

This related to the proportion of affordable housing to be sought. The most favoured (33.0%) was Option 1 which anticipated a maximum provision rate of 40%. The second

most favoured was Option 2 which was based on a maximum provision rate of 40% on sites of 15 dwellings or over, but with a lower provision rate of 30% on sites between 10 and 14 dwellings.

All the 'urban' options indicated in the next section contain maximum provision rates varying from 30% to 50% and/or the requirement for a financial contribution towards provision below the identified threshold figure.

Matter 13

This related to whether the provision of affordable housing should be made on the application site or not. The distribution of responses was quite broadly spread. The most favoured (39.2%) was Option 2 which indicated that on-site provision must be the priority but off-site provision (i.e. on another site) may be made where on-site provision is not possible or desirable. The second most favoured (29.4%) was Option 1 which indicated that on-site provision must be made in all cases. The third most popular (28.4%) was Option 3 which indicated that payment of a financial sum in lieu of provision may be made where on-site and off-site provision is not possible or desirable.

The options generated in the next section do not vary in relation to this issue. The issue is covered in the last part of this report.

Matter 14

Regarding the types and priorities for the provision of necessary infrastructure by housing developers, the most favoured (37.9%) was Option 3 which indicates that the policy should try to reconcile all the needs for infrastructure (including: affordable housing, open space, road improvements, public transport improvements, improvements to town centres and schools etc. The second most favoured option (28.1%) was Option 1 which gives the highest priority to the provision of open space, road improvements, public transport improvements, improvements to town centres and schools etc (but excluding affordable housing). Interestingly, only 5.8% of respondents felt that the highest priority should be given to the provision of affordable housing (Option 2).

The options indicated in the next section include specific criteria for the provision of finance for open space, town centre and public realm improvements.

None of the options include specific criteria for the provision of the types of infrastructure required by the County Council (e.g. contributions to road improvements, public transport improvements, improvements to school etc). These would be notified to this Council by the County Council in the normal way within the planning application consultation process.

Policy Options

If the Committee comes to the view that the IHP should allow some housing development in the smaller rural villages, it is considered that two policies could be more appropriate since these could identify different approaches in the urban and rural settlements having regard in particular to the differences in the scale of development that would normally be expected in these locations.

Taking this view into account, three policy options have been drafted for application in the urban areas, and three for application in the rural villages. These are based on:

1. A delivery option: which has a bias towards delivery of higher housing numbers;

2. A sustainable option: which has a bias towards the provision of sustainable housing in terms of its location and construction;
3. A balanced option which combines some of the advantages of both.

These policy options are set in the context of the 'saved' policies of the Fylde Borough Local Plan (as altered) (Oct 2005) and the policies of the emerging draft Regional Spatial Strategy (RSS) which, after formal publication of the latter document, will constitute the statutory development plan for housing purposes. As indicated in the 'Background' section, Policy HL1 will cease to have significance when weight is transferred from the Joint Lancashire Structure Plan to the RSS.

A fourth policy option (the 'do nothing' option) is also considered. This envisages a situation in which the Council would have to rely on the Local Plan and the RSS to determine planning applications for housing. Since Policy HL1 would cease to have significance, there would be no dedicated policy to set a local context for decision making. Such a lack of policy would create uncertainty for developers, residents, officers and members. It would almost certainly lead to inconsistent decision making on planning applications and lack of local control in respect of where housing development is to take place. (A higher proportion of decisions may well be taken through the appeal process by the Secretary of State or her Inspectors).

The 'urban' policy options are shown in Appendix 2 and the 'rural' policy options are shown in Appendix 3.

Sustainability Appraisal

Stage A of Sustainability Appraisal is the production of a Scoping Report. A draft Summary Sustainability Appraisal Scoping Report is contained in Appendix 4. The Scoping Report sets out the Sustainability Objectives and methodology which are used to appraise the strategic options.

The first part of Stage B of Sustainability Appraisal is the testing of the Policy Objectives against the Sustainability Objectives. The methodology and matrix is included at Appendix 5.

The next Stage is the appraisal of the Strategic Options against the Sustainability Objectives which have previously been agreed by the Council in the Sustainability Appraisal Scoping Report. These are shown in Appendices 6a and 6b.

The Scoring Method used is shown in table 1 below:

Table 1: Explanation of Matrix Notation

Alignment	Description	Symbol
Major Positive Impact	The proposed policy contributes significantly to the achievement of the objective	++
Positive Impact	The proposed policy contributes to the achievement of the objective but not significantly	+
No Impact/ Neutral	There is no clear relationship between the proposed development and/or the achievement of the objective or the relationship is negligible	0
Negative Impact	The proposed policy detracts from the achievement of the objective but not significantly	-
Major Negative Impact	The proposed development detracts significantly from the achievement of the objective	--
Uncertain impact – more information required	The proposed policy either has both a positive and negative relationship to the objective or the relationship is dependant on the way in which the aspect is managed. Insufficient information may be available to enable an assessment to be made.	?

It is important to note that the Urban Options were compared with alternative Urban Options only and the Rural Options were compared with the alternative Rural Options. The Urban Options are much more sustainable than the rural ones because new housing development will only take place in the urban areas where there is much better availability of essential services and less need to make long car journeys. It is difficult to bring out this difference using a system of + and - , but it is very important to give it sufficient weight when considering all of the options.

Policy Objectives Appraisal

The objectives of the Interim Housing Policy are:

- 1.To allow sufficient housing sites to come forward for development in the interim period (until the adoption of the Core Strategy and the Site Allocation Policies DPD) to help meet the numerical housing requirements contained in the (draft) Regional Spatial Strategy 2003 – 2021 and to maintain a minimum five year supply of housing land at the rate indicated in that document.
- 2.To maximise the provision of affordable dwellings to be developed in the interim period, to meet identified needs.
- 3.To provide for market and affordable housing of appropriate tenure, size and type to best meet the needs of the community.
- 4.To provide housing in sustainable locations and which meets the Code for Sustainable Homes.
- 5.To ensure that infrastructure needed as a result of the development of dwellings is paid for by the developer.
- 6.To meet the above objectives without undermining the purpose and function of the future Core Strategy.

The purpose of the appraisal is to assess how well the various options satisfy the objectives of the policy. Again the 'do nothing' option is assessed.

The appraisal is undertaken by assessing the policy options against the policy objectives. The scoring mechanism is similar to that used in the sustainability appraisal. The policy objectives appraisals of the 'urban' and 'rural' options are shown in Appendix 7.

Preferred Option Urban

The sustainability appraisal identified the 'sustainability option' (as might be expected) as the most sustainable option for the following reasons:

- Development would be concentrated in the main settlements;
- Development would only be permitted on previously developed sites;
- On large developments (100 dwellings or more) the option would promote mixed development schemes or sustainable mixed communities;
- It would provide affordable housing on all sites of 10 dwellings and above;
- On medium sized developments (10 dwellings or more) it would relate the provision of housing to the findings of the Strategic Housing Market Assessment thus better tailoring the dwellings to the needs of the borough;
- It would require the highest levels of sustainability defined in the 'Code for Sustainable Homes'.

It should be noted however that those features of the option which enhance its sustainability credentials, could have the effect of reducing the delivery of housing numbers. Taking into account these factors, and bearing in mind that delivery of sufficient housing is one of the policy objectives, the policy objectives appraisal identified the 'balanced option' as the best option but very closely followed by the sustainability option.

On the basis that there is a compelling need to increase the delivery of housing to meet the housing requirement figures in the emerging Regional Spatial Strategy, and particularly bearing in mind the under-provision of housing in the years 2003 - 2007, it is recommended that the balanced option is selected as the preferred option for consultation purposes.

Preferred Option Rural

The sustainability appraisal identified the 'sustainability option' (again as might be expected) as the most sustainable option for the following reasons:

- Development would be concentrated in the larger villages where at least some local services are available;
- Development would only be permitted on previously developed sites;
- Housing provision would be related to the findings of the Strategic Housing Market Assessment;
- Housing would have to meet the highest levels of sustainability defined in the Code for Sustainable Homes.

Again, whilst these factors enhance the sustainability credentials of this option, the same factors may tend to reduce the deliverability of housing numbers because of the more restricted development opportunities and the additional costs of complying with the 'Code for Sustainable Homes'.

The appraisal of the options in terms of whether they achieve the objectives of the policy also identified the 'sustainability option' as the best option just ahead of the 'balanced option'.

In this case however, on the basis that the numbers of dwellings likely to be delivered in the rural settlements would not be very significant in terms of meeting the RSS housing requirement for the borough as a whole, it is recommended that the 'sustainable option' is selected as the preferred option. This recommendation takes into account two other factors:

- On the basis that all new rural dwellings would have to meet the highest levels of sustainability defined in the 'Code for Sustainable Homes' this would help to off-set the negative impacts of encouraging additional use of private vehicles.
- In terms of market housing, the market may be less price-sensitive to the additional development costs related to meeting the highest levels of the Code for Sustainable Homes because of the attractiveness of the rural location.

For the purposes of consultation, it is recommended that Consultees are asked to express their views on all the options, not just the two preferred options.

Provision of Affordable Housing

All the policy options identified in Appendices 2 & 3 make some reference to the provision of affordable housing. In all cases, where an element of affordable housing is to be provided within a market housing scheme, the clear preference is that the affordable housing should be not only provided on the same site, but should be integrated with the market sector housing.

In some exceptional circumstances (e.g. within a scheme involving a block of flats) it may not be practical or desirable to include the affordable housing on site. In such circumstances, off-site provision would be allowed providing the full element of affordable housing is made available normally within the same housing area (defined within the Fylde Housing Needs Survey).

E.g. where 100 market dwellings are being provided on the primary site, (at a rate of 40% affordable housing) 67 affordable dwellings should be provided on the second site i.e. $(100/60 \times 40)$.

Payment of financial contributions in lieu of provision of affordable housing will generally **not** be acceptable unless there is a very compelling reason to justify it. Where such exceptional circumstances exist, any financial contribution must be sufficient to provide for the full relevant element of affordable housing, including land, design, construction, marketing and any other relevant development costs. There should be no financial advantage to making a financial contribution compared to making provision on site. These costs would be agreed with the Council before planning permission is issued.

IMPLICATIONS	
Finance	<p>Implementation of the policy is likely to increase fee income from additional planning and building control applications.</p> <p>The policy options make provision for financial payments to be made to the Council for the provision of affordable housing, improvements to town centres and the public realm, and for the improvement of public open space.</p>
Legal	<p>As noted in the report, the interim policy will not form part of the development plan. However, it will be a material consideration in relation to planning applications within its remit because its purpose is to manage the application of emerging regional policy which is at odds in material respects with the development plan.</p> <p>The weight to be given to the interim policy is a matter for the decision maker. However, the weight will be greater to the extent that the policy accurately reflects up-to-date national and regional guidance and has been the subject of meaningful consultation.</p>
Community Safety	No direct implications
Human Rights and Equalities	No direct implications
Sustainability	Implications referred to in the body of the report.
Health & Safety and Risk Management	No direct implications

Report Author	Tel	Date	Doc ID
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List of Background Papers		
Name of document	Date	Where available for inspection
Interim Housing Policy File P/26		Local Plans Section Town Hall St Annes

Attached documents

Appendix 1a - Interim Housing Policy Questionnaire - Overall % Response per Option

Appendix 1b - Alternative Options Suggested

Appendix 2 - Policy Options (Urban Settlements)

Appendix 3 - Policy Options (Rural Settlements)

Appendix 4 - Draft Summary Sustainability Appraisal Scoping Report

Appendix 5 - Testing the Policy Objectives against the Sustainability Objectives

Appendix 6a - Sustainability Appraisal Matrix - Urban

Appendix 6b - Sustainability Appraisal Matrix - Rural

Appendix 7 - Appraisal of Strategic Options

INTERIM HOUSING POLICY QUESTIONNAIRE - OVERALL % RESPONSE PER OPTION

	Matter 1	Matter 2	Matter 3	Matter 4	Matter 5	Matter 6	Matter 7	Matter 8	Matter 9	Matter 10	Matter 11	Matter 12	Matter 13	Matter 14
	%	%	%	%	%	%	%	%	%	%	%	%	%	%
Option 1	15.2	31.4	60.9	26.5	23.1	60.9	48.5	36.2	47.1	6.8	43.1	33	29.4	28.1
Option 2	21	8.6	28.6	27.4	35.6	14.1	40.8	39	31.7	49.5	28.4	26	39.2	5.8
Option 3	49.5	48.6	10.5	40.2	31.7	7.6	10.7	17.1	16.4	35.9	15.7	13	28.4	37.9
Option 4	14.3	11.4		5.9	9.6	17.4		7.7	4.8	7.8	12.8	28	3	20.4
Option 5														7.8

Alternative Options Suggested

Matter 1 As option 3, but restricting development permitted near the borders of the borough (prevent neighbouring towns from merging).

Warton Needs additional housing, but the former by-pass needs reinstating.

This overcrowded borough is a giant car park which cannot sustain any more housing.

Option 3 with developments being restricted to smaller numbers of units.

New housing should largely be in line with option 2, but affordable housing should be permitted in rural villages. New housing should be concentrated in areas which could easily be served by public transport.

Policy should be developed after a Housing Land Availability Assessment and a Strategic Housing Market Assessment have been conducted. The most critical output for the house building industry is that land is available for development or redevelopment of housing.

Spread housing throughout the borough on the most suitable land or site.

Most development should be in Lytham/St Annes and Kirkham/Wesham. If the findings of the forthcoming Strategic Housing Land Availability Assessment identify local housing needs, consideration should be given to identifying sites in Freckleton/Warton and rural villages.

Scope of the policy could include other settlements as long as it is in line with a clearly justified spatial framework at the local level.

Allow new sites only within existing settlement boundaries as defined in the adopted local plan. No development should be allowed on Greenfield sites in countryside or green belt.

As option 3 but exclude Little Eccleston, Treales, Weeton, Wharles and Singleton.

As option 3 plus rural development must be within existing settlement boundaries and only restricted to affordable housing.

Specifically state that affordable housing in small rural settlements would in principle be acceptable subject to local need.

Adopt a flexible approach in any location linked to a sustainability test.

Matter 2 Concentrate building on Cypress Point – Peel area, including link road. Also Railway corridor Lytham – Kirkham.

Same as option 3, but limit the size of new sites to smaller blocks or units to avoid the sprawl effect on each community.

Option 3 with priority given to the development of new housing on previously developed land.

Fill in plot between other houses that are gardens.

Option 1 only but with brownfield ex industrial sites included.

Option 3, but precluding any development on green field sites within settlement boundaries.

Option 3 with the provision that development on Greenfield sites outside settlement boundaries should be permitted in areas which are or could be served by public transport.

Preference to PDL sites, but if none available to meet supply then consider green field sustainable sites in settlements and then on edge of settlements.

Brownfield first, but not at the expense of sites which could create sustainable jobs.

Greenfield sites in sustainable locations must be released to allow quality developments.

Allow housing on PD sites on the edge of or outside settlement boundaries. These site should be preferred to Greenfield releases within and beyond settlement boundaries, particularly where the site in a more sustainable location.

Matter 3 Same as option 2 with – only include badly allocated land such as stables only or industry not green belt.

Stop all building before the quality of life is eroded.

Only allow development on brown filed sites but look for re-use of existing dormant council property.

Council should employ a flexible approach to deciding whether housing should be allowed on sites which have been allocated for other purposes in the Local Plan.

Brownfield first, but not at the expense of sites which could create sustainable jobs.

If sites are to be released for housing then this is most appropriately done

through a comprehensive review of commitments as part of the development plan process.

Prior to adopting the core strategy, sites allocated for business and employment within existing settlement boundaries could be used for housing, especially affordable housing. Land protected for other purposes in the Local Plan should not be used.

Deal with each application on its merits. Recognise that some existing sites designated for employment purposes should be reassessed for housing.

Allow development on land specifically allocated for alternative uses. Release for housing development should be justified by evidence that other uses are no longer viable.

Matter 4 Stop all building, services cannot stand any more. You are ruining the borough.

There should be a fixed upper limit of 100 dwellings and all development over 20 units must contribute towards infrastructure.

Have a limit based on the local infrastructure and employment capacity.

Option 3 with the provision that new mixed developments are in areas which are or could be served by public transport.

Comply with existing JLSP and Local Plan (Statutory Policies).

Option 2 plus with size limit specifically 100 dwellings, or 2ha applicable until core strategy is agreed.

Matter 5 Stop all building. Developments at Cypress Point and Fylde Rugby Club should not have been allowed.

As option 3, but do not allow building in gardens of existing properties.

Comply with release rates required by and Local Plan (Statutory Policies).

Only grant permissions for the 5 year supply, otherwise wait for the core strategy to justify release.

Grant planning permission for housing only if there is less than 5 year supply.

New strategy will need to be developed to achieve objectives set out in matter 6.

Any proposal to manage the release of land should be supported by a strategic evidence base. It would seem premature to suggest any other option without a robust evidence base.

The need for housing, particularly with regard to affordability, requires a front loading of housing release. Restraint policies only serve to drive up housing prices.

Although PPS3 states that a 5 year supply of deliverable sites needs to be maintained, it also states that LPAs should identify a 6-10 and an 11-15 year supply of housing.

Matter 6 No attempt should be made to increase the rate of housing development over the rest of the period to allow for low building rate 2003 – 2007.

Less emphasis on multi occupancy expensive flats and more on affordable housing.

Types of housing required need to be included in the calculation. The need for housing types for specific purposes such as the existing populations needs should be prioritised over investment potential properties for investors when calculating housing needs.

5 year housing supply should be calculated to reflect the type of housing needed. There are a large number of empty properties held as investments whilst affordable housing is still in short supply.

A preferable way to calculate this would be option 1, but affordable housing should not contribute towards the supply. Lack of affordability is a result of planning regime restricting supply.

Supply position grossly over estimated.

Although the calculation of the housing requirement looks reasonable is there a way to monitor whether the growth in the period 03-07 actually matches that calculated?

Formula and background needed.

Do not allow large developers to take up the full allocation not giving smaller developers an opportunity.

This is a very technical question. I have insufficient knowledge to make any suggestion.

Housing supply requirements should be based on local needs, not imported needs from other parts of the borough. Umbrella approach to planning should not be taken.

The 5 year requirement should be based on the existing statutory documents (JLSP & Local Plan). Calculation for small sites has been under estimated.

There are too many dwellings in the area. The density is too high leading to slums of the future. Build as few as we can to sustain the open character, particularly in St Annes.

Use a more regular system of review as requirement is not constant but can increase or change over time with demographic changes.

Better utilisation of the existing housing stock must be encouraged. Estimates of

supply should account for unoccupied dwellings and potential conversions.

Sane as option 1, but any affordable housing should not contribute towards the annual supply.

Council should adopt a 5 year moratorium on the granting of planning permission on new market price housing development.. The Council should adopt a policy to encourage 500 affordable homes per annum.

Matter 7 There needs to be amore flexible approach depending upon the area of the proposed development. In all cases density level should be in keeping with the surrounding properties.

Stop all building

Towards option 1, but feel that all density policy should also allow the building of a single home.

30 dw/ha should be seen as a target average a) to avoid overprovision of flats, b) to allow some lower density solutions meeting the needs and demand.

More affordable housing is needed.

Densities need to comply with PPS3. Overall supply should have a sufficient range of densities.

Should be determined on a site by site basis. Should not be either a minimum or maximum number of houses per hectare.

There are too many dwellings in the area. The density is too high leading to slums of the future. Build as few as we can to sustain the open character, particularly in St Annes.

The SHMA and SHLAA will identify the type of housing required and the available land. This will then indicate the density of housing required. The policy should indicate that density will be informed by the SHMA and SHLAA.

It may be relevant to set out different housing density figures across the district where there are clear reasons for doing so.

Offer a mixed development approach based on needs with no fixed density limits.

Emphasis should be given to quality of design which is not achieved by reliance upon box ticking density policies.

Matter 8 Tell the developers to get out of town.

Density would depend greatly on the site in question.

Consider local requirements. Creeping developments should be addressed

within policy where additional development for 10 houses is considered based upon previous approvals in the same area.

There is no justification for varying the current local plan policy on affordable housing.

A Strategic Housing Market Assessment should be carried out. Advise against making policy on this issue too prescriptive. Achieving a mixed community does not mean that all areas have to have the same mix of dwelling type.

All proposals for housing development must be informed by the Strategic Housing Market Assessment.

New strategy will need to be developed to achieve objectives set out in matter 6.

In addition to the Housing market Assessment, house type and mix should also be informed by the character of the local area.

PPS3 states that market responsiveness is a key principle of residential development. It also states that LPAs should provide a sufficient quantity of housing taking into account need and demand and that developers should bring forward proposals for market housing that reflects demand.

Matter 9 Stop all building.

Government's environmental targets are broadly welcomed. However, home builders cannot achieve them alone. Council must recognise that changes cannot happen overnight. Policy approach should allow flexibility. There should not be hard and fast requirements for achieving non-statutory and unenforceable criteria.

Support aiming for the highest levels.

The Council will require the highest levels of quality of sustainability from 2010 and negotiate higher levels in the interim.

Accept option2 with the added requirement to achieve level 6 by 2015.

Any requirement should be introduced by the LDF process and when introduced should be proposed as target requirements.

Matter 10 Option 3 could be used, but a policy which does not discount a site because it is beyond the settlement boundary would be better. Such sites could offer better sustainability credentials than ones within the settlement boundary.

Large housing in a borough like this would be hell on earth.

A tougher version of options 2 & 3.

Sustainability criteria should be determined on a site by site basis. Number one issue should be to ensure everyone has the opportunity of a decent and

affordable home which meets their needs.

A combination of all 3 options whereby the developer would need to fund the Council commissioning an independent and comprehensive impact assessment of the proposed development.

Subject to only allowing development of sites within existing settlement boundaries as defined in the adopted local plan, large applications should require the developer to undertake a sustainability appraisal.

To identify within the policy a specific set of quality sustainability criteria against which applications would be judged and enforced.

Option 3 could be used but a policy that doesn't discount a site because it is beyond the existing settlement boundary would be better as such a site could offer significantly better sustainability credentials than ones within the settlement boundary.

Matter 11 Stop all building.

All permissions for dwellings should make an affordable provision. Suggest a financial payment only for up to 10 or 15 units. Suggest a 10% levy of up to 10 % on small brownfield sites.

There should be a demonstrable need in the immediate region for people who live and work in the region.

There is no justification for varying the current local plan policy on affordable housing.

The issue of affordable housing cannot be divorced from consideration of the issue of overall supply. If housing requirements are set at rates lower than the need and demand for new housing then it should not be a surprise that affordability is worsening.

No change to existing local plan policy regarding thresholds for small sites.

Require affordable housing on planning applications of sites of 3 dwellings or more at a rate of 35% or more affordable housing.

Adopt new policy to reflect the demands created by matter 6 strategy.

Define an affordable housing policy and have all sites available for affordable housing in different locations.

Provision should be subject to the findings of up to date housing needs assessment and be reasonably related to the scale of development.

Cross subsidy of affordable housing from open market housing only serves to drive up costs and a more imaginative/creative approach is needed to provide homes.

If a size threshold is to be adopted then the Council should, in line with para 29

of PPS3, undertake an informed assessment of the economic viability of the thresholds and proportions of affordable housing proposed, including likely impact on overall levels of housing delivery. Without this assessment there should be no site size threshold.

Affordable housing should be sought on all developments irrespective of size and developers should be given the option to pay a commuted sum in lieu of on site provision. This would ensure that all residential developments contribute to the affordable housing requirement of the borough.

Matter 12 Affordable housing requirement should be replaced by a requirement for low cost non-subsidised housing for private purchase.

Keep the current 60% affordable development limits. We do not need more luxury homes at all and commuted do not provide the level of affordable homes required whilst spoiling the area with a density of property not appropriate to the existing nature of the towns.

Affordable housing requirement should at a minimum of 50% for developments of more than 2 dwellings.

Be consistent in how requirement is applied.

Option 1 is acceptable with a lower affordable housing requirement (30%). Any affordable housing should not contribute to the overall supply.

Stop all building

40% min on 10+
50% min on 15+

S106 agreements are advocated by government for infrastructure contributions. To limit affordable housing to 25% for all sites over 15 dwellings is a reasonable balance.

Small scale developments (under 15 dwellings) should not have an affordable housing provision. All greenfield development should have a minimum of 50%.

All developments should provide 20% affordable housing.

The development priority should be brown field first, and when they have been exhausted, then and only then when they are exhausted should greenfield be considered in exceptional circumstances.

There is no justification for varying the current local plan policy on affordable housing.

Although the Council is in the process of updating the 2002 Housing Needs Survey, it is important to note that such surveys are now changing and the Government is now placing more emphasis on Housing Market Assessments. Until that work is complete the present policy is not founded on a robust and credible evidence base. A proper Housing Market Assessment should be undertaken.

Affordable housing should be sited in the most suitable areas. Concern should also be given to the provision of key workers who provide valuable service and care.

Seek to encourage the maximum rate of affordable housing.

In the situation of critical shortage, the Council should not reduce the 60% affordable housing target.

Requires a minimum of 30% negotiating towards a maximum of 50% for all developments. There should be no policy of commuted sums in lieu of affordable housing.

Option 1 is acceptable with a lower affordable housing requirement (30%). Any affordable housing should not contribute to the overall supply.

Revise policy to reflect the demands created by matter 6 strategy.

Support the requirement of 50% of units on Greenfield sites to be affordable, with a lower figure on brown field sites.

Affordable housing provision is subject to the ability of the site to financially support its provision, particularly on brownfield sites.

Inflicting percentages of 40% and 50% affordable housing usually leads to the sites being financially unviable. Each site should be viewed on its own merits and a % negotiated.

Suggest a fixed percentage of 20% on all sites greater than 14 units with the exception of managed retirement homes and other sheltered units. Fylde's track record of affordable housing provision is not good because the 60% requirement prevented land being released. A fixed percentage provides certainty. Payments in lieu of provision should also be considered.

Until the Fordham research is completed it is premature to include a target figure.

30% urban sites.

40% Greenfield sites.

(Both with a mix of low cost & rentable)

Cross subsidy of affordable housing from open market housing only serves to drive up costs and a more imaginative/creative approach is needed to provide homes.

The provision and scale of affordable housing provision should be considered in conjunction with local need but should also be considered against site specific factors that will often change between individual sites. In addition a policy that makes a differentiation between large and more modest sized proposals seems appropriate.

Affordable housing provision should be based on an up to date and robust assessment of need and it should be negotiated on a site by site basis.

Affordable housing provision should be a maximum of 20%. The financial

burden of current policy deters development and therefore defeats the objective of the policy. It follows that a lower affordable housing requirement the more development activity will occur and the greater the number of affordable homes.

**Matter
13** Stop all building.

Affordable housing should be placed in the immediate proximity where requirement exists and where comprehensive services exist. Affordable housing should be a prerequisite to the associated market housing.

Indicate that on site provision must be made in all but exceptional cases.

Cross subsidy of affordable housing from open market housing only serves to drive up costs and a more imaginative/creative approach is needed to provide homes.

**Matter
14** Forget affordable housing, it only helps to devalue the community.

Option 1, unless the proposed development is less than 10 units, where a fixed tariff should apply.

It is crucial that any planning gain requirements are fully considered in relation to site viability. If planning gain requirements are unrealistic then land owners will not sell their sites. Any obligation must meet the requirements of Circular 05/2005.

Indicate that the highest priority will be given to the provision of necessary infrastructure.

Any request for monies should be clearly linked to the adopted development plan policy and accompanied by a transparent evidence base. It is inappropriate to use the implementation of an interim housing policy, which primarily deals with housing, as a means of obtaining financial contributions. This should be dealt with under the LDF process.

Any infrastructure requirements should be proven to be a necessity of the development and not drawn from a wish list.

It should assess the needs for infrastructure provision based on the proposal and its potential impacts, the site and its location and the assessment of the various aspects of infrastructure carried out or commissioned by the Council.

Retain maximum flexibility to decide on priorities on a site by site basis, whilst remembering that if too big a burden is placed on the developer then the development will not proceed.

Policy Options (Urban Settlements)

Delivery Option (Urban)

Planning permission for residential development will be granted subject to all the following criteria:

1. The application site is within the settlement boundaries of Lytham St Annes, the urban parts of Blackpool at Squires Gate Lane and Normoss, Kirkham/Wesham, Freckleton, Warton and Wrea Green as defined in the Fylde Borough Local Plan (As Altered) (Oct 2005);
2. The application site is not designated for other purposes or protected by policies in the Fylde Borough Local Plan (As Altered) (Oct 2005);
3. The density is in accordance with the requirements set out in PPS 3: Housing;
4. In respect of proposals involving 14 dwellings or less, a financial contribution of 5% of the open market value of each dwelling is made towards the facilitation of affordable housing within the borough; *
5. In respect of proposals of 15 dwellings or more:
 - a. on previously developed sites, 40% of the units should be affordable units, within the terms identified within the Council's latest housing needs survey and provided through an RSL or;
 - b. on greenfield sites, 50% of the units should be affordable units, within the terms identified within the Council's latest housing needs survey and provided through an RSL.
6. In respect of all proposals, a financial contribution of 2.5% of the open market value of each dwelling is made towards town centre and public realm improvements; *
7. In respect of all proposals where under the terms of Policy TREC 17 of the Fylde Borough Local Plan (As Altered) (Oct 2005) no provision (or inadequate Provision) of open space is made on the site, or the requirement for open space on the site would be less than 0.2 ha, a financial contribution of 2.5% of the open market value of each dwelling is made in lieu of on site provision; *

Sustainable Option (Urban)

Planning permission for residential development will be granted subject to all the following criteria:

1. The application site is within the settlement boundaries of Lytham St Annes, the urban parts of Blackpool at Squires Gate Lane and Normoss, and Kirkham/Wesham as defined in the Fylde Borough Local Plan (As Altered) (Oct 2005);
2. The application site is not designated for other purposes or protected by policies in the Fylde Borough Local Plan (As Altered) (Oct 2005);
3. The application site is a previously developed site;
4. In respect of proposals involving more than 100 dwellings, the application is either submitted as a mixed development scheme, or would otherwise help to deliver sustainable and mixed communities;
5. There is less than a 7 years supply of developable and deliverable housing land in the borough and the proposal would not increase the supply beyond 7 years;
6. The density is in accordance with the requirements set out in PPS 3: Housing;
7. In respect of proposals involving more than 10 dwellings, the mix of housing types and sizes is in line with the findings of the Fylde Sub-Regional Strategic Housing Market Assessment or other relevant document.
8. Dwellings should meet the highest levels of sustainability defined in the 'Code for Sustainable Homes' (Level 6 Zero Carbon Home);
9. The application site is within 30 minutes public transport time of: a doctor's surgery, a hospital, a primary school, a secondary school, areas of employment and a major retail centre;
10. In respect of proposals involving 9 dwellings or less, a financial contribution of 5% of the open market value of each dwelling is made towards the facilitation of affordable housing within the borough; *
11. In respect of proposals of 10 – 14 dwellings:

30% of the units should be affordable units provided on site, within the terms identified within the Council's latest housing needs survey and provided through an RSL or;

12. In respect of proposals of 15 dwellings or more:

40% of the units should be affordable units provided on site, within the terms identified within the council's latest housing needs survey and provided through an RSL;

13. In respect of all proposals, a financial contribution of 2.5% of the open market value of each dwelling is made towards town centre and public realm improvements; *

14. In respect of all proposals where under the terms of Policy TREC 17 of the Fylde Borough Local Plan (As Altered) (Oct 2005) no provision (or inadequate Provision) of open space is made on the site, or the requirement for open space on the site would be less than 0.2 ha, a financial contribution of 2.5% of the open market value of each dwelling is made in lieu of on site provision; *

Balanced Option (Urban)

Planning permission for residential development will be granted subject to all the following criteria:

1. The application site is within the settlement boundaries of Lytham St Annes, the urban parts of Blackpool at Squires Gate Lane and Normoss, Kirkham/Wesham, Freckleton, Warton and Wrea Green as defined in the Fylde Borough Local Plan (As Altered) (Oct 2005);
2. The application site is not designated for other purposes or protected by policies in the Fylde Borough Local Plan (As Altered) (Oct 2005).
3. In respect of greenfield sites, the applicant is able to show:
 - a. the need for the development of the site (that there is less than a 7 year supply of land* and that the current application would not increase the supply beyond 7 years; and
 - b. the development of the site would not significantly harm the character of the settlement.
4. In respect of proposals involving more than 100 dwellings, the application is either submitted as a mixed development scheme, or would otherwise help to deliver sustainable and mixed communities;
5. The density is in accordance with the requirements set out in PPS 3: Housing;

6. In respect of proposals involving 10 dwellings or more, the mix of housing types and sizes is in line with the findings of the Fylde Sub-Regional Strategic Housing Market Assessment or other relevant document;
7. The proposed dwellings will meet Level 3 in the 'Code for Sustainable Homes in the period prior to 2010 and Level 5 from 2010;
8. In respect of proposals involving 9 dwellings or less, a financial contribution of 5% of the open market value of each dwelling is made towards the facilitation of affordable housing within the borough; *
9. In respect of proposals of 10 – 14 dwellings:
 - a. on previously developed sites, 30% of the units should be affordable units, within the terms identified within the Council's latest housing needs survey and provided through an RSL or;
 - b. on greenfield sites, 40% of the units should be affordable units, within the terms identified within the council's latest housing needs survey and provided through an RSL.
10. In respect of proposals of 15 dwellings or more:
 - a. on previously developed sites, 40% of the units should be affordable units, within the terms identified within the Council's latest housing needs survey and provided through an RSL or;
 - b. on greenfield sites, 50% of the units should be affordable units, within the terms identified within the Council's latest housing needs survey and provided through an RSL.
11. In respect of all proposals, a financial contribution of 2.5% of the open market value of each dwelling is made towards town centre and public realm improvements; *
12. In respect of all proposals where under the terms of Policy TREC 17 of the Fylde Borough Local Plan (As Altered) (Oct 2005) no provision (or inadequate Provision) of open space is made on the site, or the requirement for open space on the site would be less than 0.2 ha, a financial contribution of 2.5% of the open market value of each dwelling is made in lieu of on site provision; *

*

80% of the required financial contribution(s) shall be paid to the Council prior to commencement of the development. Within 56 days of the initial occupation of the property, the second instalment shall become due, or a refund made if the sale price is less than the first sum paid. Where there is a dispute in relation

to the open market value, or the property is not sold, the contribution will be based on a valuation by the Valuation Office (to be paid for by the developer).

Policy Options (Rural Settlements)

Delivery Option Rural

Planning permission for residential development will be granted subject to all the following criteria:

1. The application site is within the settlement boundaries of one of the following settlements as defined in the Fylde Borough Local Plan (As Altered) (Oct 2005): Elswick; Newton; Clifton; Staining; Little Eccleston; Treales; Weeton; Wharles; or Singleton;
2. The application site is not designated for other purposes or protected by policies in the Fylde Borough Local Plan (As Altered) (Oct 2005);
3. The density is in accordance with the requirements set out in PPS 3: Housing;
4. In respect of greenfield sites, the applicant is able to show that the development of the site would not significantly harm the character of the settlement;
5. The proposal would meet a local need identified in the Fylde Sub-Regional Strategic Housing Market Assessment or other relevant document for affordable dwellings and the mix of housing types and sizes proposed;
6. In respect of all proposals, a financial contribution of 2.5% of the open market value of each dwelling is made towards public realm improvements in the area; *
7. In respect of all proposals where under the terms of Policy TREC 17 of the Fylde Borough Local Plan (As Altered) (Oct 2005) no provision (or inadequate Provision) of open space is made on the site, or the requirement for open space on the site would be less than 0.2 ha, a financial contribution of 2.5% of the open market value of each dwelling is made in lieu of on site provision; *

Sustainable Option Rural

Planning permission for residential development will be granted subject to all the following criteria:

1. The application site is within the settlement boundaries of one of the following settlements as defined in the Fylde Borough Local Plan (As Altered) (Oct 2005): Elswick; Newton; Clifton; Staining;
2. The application site is not designated for other purposes or protected by policies in the Fylde Borough Local Plan (As Altered) (Oct 2005);
3. The density is in accordance with the requirements set out in PPS 3: Housing;
4. The application site is a previously developed site;
5. The proposal would meet a local need identified in the Fylde Sub-Regional Strategic Housing Market Assessment or other relevant document for affordable dwellings and the mix of housing types and sizes proposed.
6. In respect of all proposals, a financial contribution of 2.5% of the open market value of each dwelling is made towards public realm improvements in the area; *
7. In respect of all proposals where under the terms of Policy TREC 17 of the Fylde Borough Local Plan (As Altered) (Oct 2005) no provision (or inadequate Provision) of open space is made on the site, or the requirement for open space on the site would be less than 0.2 ha, a financial contribution of 2.5% of the open market value of each dwelling is made in lieu of on site provision; *
8. Dwellings should meet the highest levels of sustainability defined in the 'Code for Sustainable Homes' (Level 6 Zero Carbon Home);

Balanced Option Rural

Planning permission for residential development will be granted subject to all the following criteria:

1. The application site is within the settlement boundaries of one of the following settlements as defined in the Fylde Borough Local Plan (As Altered) (Oct 2005): Elswick; Newton; Clifton; Staining; Little Eccleston; Treales; Weeton; Wharles; or Singleton;
2. The application site is not designated for other purposes or protected by policies in the Fylde Borough Local Plan (As Altered) (Oct 2005);
3. The density is in accordance with the requirements set out in PPS 3: Housing;

4. In respect of greenfield sites, the applicant is able to show that the development of the site would not significantly harm the character of the settlement;
5. The proposal would meet a local need identified in the Fylde Sub-Regional Strategic Housing Market Assessment or other relevant document for affordable dwellings and the mix of housing types and sizes proposed;
6. The proposed dwellings will meet Level 3 in the 'Code for Sustainable Homes in the period prior to 2010 and Level 5 from 2010;
7. In respect of all proposals, a financial contribution of 2.5% of the open market value of each dwelling is made towards public realm improvements in the area; *
8. In respect of all proposals where under the terms of Policy TREC 17 of the Fylde Borough Local Plan (As Altered) (Oct 2005) no provision (or inadequate provision) of open space is made on the site, or the requirement for open space on the site would be less than 0.2 ha, a financial contribution of 2.5% of the open market value of each dwelling is made in lieu of on site provision; *

* **80% of the required financial contribution(s) shall be paid to the Council prior to commencement of the development. Within 56 days of the initial occupation of the property, the second instalment shall become due, or a refund made if the sale price is less than the first sum paid. Where there is a dispute in relation to the open market value, or the property is not sold, the contribution will be based on a valuation by the Valuation Office (to be paid for by the developer).**



Interim Housing Policy

Draft Summary Sustainability Appraisal Scoping Report

October 2007

Introduction

This draft Summary Sustainability Appraisal Scoping Report has been prepared for the purposes of consultation on the scope and level of detail that should be included in the Sustainability Appraisal (SA) of the emerging Interim Housing Policy (IHP). It should be read in conjunction with the parent document Sustainability Appraisal of the Local Development Framework Scoping Report which is accessible on the Council's website at www.fylde.gov.uk.

The Purpose and Objectives of the Interim Housing Policy

Currently, the release of additional housing land through the granting of planning permissions for housing is significantly restricted because there is a large over-supply of housing land. Policy HL1 of the Fylde Borough Local Plan (As Altered) Oct 2005 is the relevant policy.

As a result of the planned publication of a new Regional Spatial Strategy for the North West by the Government in Spring 2008, it is likely that the amount of housing to be developed within Fylde Borough up to 2021 will be increased.

The housing land availability position has been determined by your officers as of the end of March 2007. This shows that there is less than a five year supply of housing land based on the draft RSS figures and thus having regard to recent government guidance, the Council will need to grant further planning permissions for housing to rectify this situation.

The Council is therefore in the process of preparing an Interim Housing Policy which will indicate how the Council will determine planning applications for housing development in the interim period before the Local Development Framework (LDF) is prepared.

The purpose of the policy will be to inform the wider community, including applicants and developers who may wish to apply for planning permission how the Council is likely to determine planning applications and to provide a basis for the Council to make fair and consistent decisions on planning applications for housing in this interim period.

Sustainability Appraisal

Sustainability Appraisals are now an integral part of producing planning documents under the Planning and Compulsory Purchase Act 2004 (the Act).

SA is undertaken to assess and improve the Interim Housing Policy so that it promotes sustainable development. The most widely accepted definition of sustainable development is: "development which meets the needs of the present without compromising the ability of future generations to meet their own needs" (Bruntland Report 1987).

In principle, the main purpose of the SA is to appraise the social, environmental and economic effects of plans, strategies and policies from the outset of the preparation process so that decisions can be made which accord with the objectives of sustainable development. The most recent guidance is 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents ' published by the Office of the Deputy Prime Minister (ODPM) in November 2005. This guidance will inform the preparation of the SA.

The SA Process and the Production of the Interim Housing Policy

PRE PRODUCTION
SA Stage A: Setting the Context, establishing the baseline and deciding on the scope.
Identifying other relevant policies, plans, programmes and sustainable development objectives that will affect or influence the Interim Housing Policy
Collecting baseline information
Identify key sustainability issues and problems
Developing the Sustainability Appraisal framework
Test the Interim Housing Policy objectives against the sustainability objectives and whether the Interim Housing Policy objectives are consistent.
Produce scoping report and carry out consultation with key stakeholders on the scope of the appraisal and the key issues and possible options for solutions
Consulting on the scope of the Sustainability Appraisal
PRODUCTION
SA Stage B: Developing and Refining Options
Carry out appraisal of the Interim Housing Policy options and make recommendations for improvement
SA Stage C: Appraising the effects of the Draft Interim Housing Policy
Predict the effects and carry out detailed assessment of the effects of the draft Interim Housing Policy
Propose measures to maximise beneficial effects and mitigate adverse effects
Develop proposals for monitoring
Prepare final SA report along with the draft Interim Housing Policy
SA Stage D: Consultation on the SA Report and Draft Interim Housing Policy
Consult on the final SA report along with draft Interim Housing Policy
Carry out, where necessary, appraisal of any significant changes made as a result of representations

ADOPTION and MONITORING
Inform consultees that Interim Housing Policy has been adopted
Issue statement summarising information on how the SA results and consultee opinions were taken into account. The reasons for the choice of options and proposals for monitoring, including any recommended changes
SA Stage E: Monitoring and Implementation of the Interim Housing Policy
Monitor significant effects of the Interim Housing Policy to identify at an early stage any unforeseen adverse effects
Undertake appropriate remedial action where necessary, including possible review of Interim Housing Policy

This Scoping document is the final part of stage A. Stage B has also taken place and will be put out for consultation with this Scoping Report.

Identifying other relevant policies, plans, programmes and sustainable development objectives that will affect or influence Interim Housing Policy

The Council has already produced a Sustainability Appraisal Scoping Report for the Local Development Framework. This has a section that identifies all of the policies and programmes that could affect or influence the Interim Housing Policy. This document has already been put out for consultation and has been amended accordingly.

This document can be viewed in the Council’s website www.fylde.gov.uk at Environment and Planning>Local Plans>Local Development Framework>Go to Downloads>Sustainability Appraisal of the Local Development Framework Scoping Report.

Collecting Baseline Information

The baseline information describes the current state of the Borough with respect to environmental, social and economic factors and highlights existing issues and opportunities which should be considered by the Interim Housing Policy.

The Council has already produced a Sustainability Appraisal Scoping Report for the Local Development Framework (the parent Scoping Report). This has a section which includes all of the baseline information for the Borough and an analysis of it.

This document can be viewed on the Councils website as above.

Additional to the data collected within the parent Scoping Report is the following:

- The Council has updated its Housing Land Availability Schedule to a base date of 31st March 2007, this is also available on the website. This indicates the most up-to-date position with regard to housing matters, including the number of dwellings being completed, and with planning permission.
- A new update of the Housing Needs Survey is in the course of being carried out by Fordham Research. Early indications are that the requirement for affordable housing has increased from 420 dwellings p.a. in 2002 to over 500 in 2007.

At the present time, this work has not been completed and is not in the public domain. However, it is hoped that it will have been completed by the time the draft Interim Housing Policy has been published for consultation. In the meantime, the 2002 Housing Needs Survey is available on the Council's website.

Identify Key Sustainability Issues and Opportunities

Population

High proportion of elderly people. This has particular implications for appropriate housing and service provision.

Large recent population rise due to in-migration has implications for housing provision and prices.

Whilst urban dwelling can be more sustainable, rural populations should be maintained in order for essential services such as primary schools to survive.

Education and Qualifications

High levels of educational attainment and aspiration should be maintained.

Gap between skills and aspiration and availability of skilled jobs can lead to loss of young skilled professionals.

Human Health

Levels of health are comparable to national averages. Health improvements would benefit the economy and would enhance overall quality of life of the borough.

Reducing the proportion of residents with a long term limiting illness would have economic benefits.

Water

River water quality is generally poor across the borough and measures should be encouraged to improve this.

Strategic aquifer affords protection.

Bathing water quality could be improved to attain the Guideline Standards under the Bathing Water Directive. Tourism implications.

Soil and Land Quality

Need to maintain levels of re-use of brownfield land in preference to greenfield, although this should be considered on a site-by-site basis as many brownfield sites can be more bio-diverse than greenfield if left to colonise for long enough.

Air Quality

No major air quality issues identified, although efforts should be made to reduce emissions further through current local authority controls and traffic reduction objectives.

Expansion of Blackpool Airport may have air quality implications for the wider surrounding area.

Climatic Factors and Energy

Flooding and flooding potential are important issues that are illustrative of climate change and have severe effects for residents. Flooding as a constraint should be given serious consideration in the development of the IHP. The causes of localized flooding and the means to reduce it should also be given serious consideration.

There are opportunities for the development of renewable energy . Potential for on and offshore wind energy.

Biodiversity, Flora and Fauna

High quality environment warrants protection. There may be potential threats from increased tourism.

Sand extraction activities should continue to be monitored.

International designated sites must be afforded the highest level of protection.

Should make a positive contribution to achieving BAP targets.

Cultural Heritage

Distinct cultural heritage resource affords protection. This poses opportunities for tourism potential.

In addition to preserving statutory sites it is important to ensure that the wider historic environment is protected and that cultural heritage issues are taken into consideration in all new developments that occur in the borough.

Landscape

The borough has a distinctive landscape which is closely linked to the environmental designations along the coast, the area's historical development and to the agricultural practices that are undertaken further inland. The landscape is a characteristic of the borough and it is important that it is preserved and enhanced for marketing the area's image as a place to live and visit and for contributing to the quality of life for its residents.

In addition to considering the wider strategic preservation of the borough's landscape, opportunities should be sought to enhance, design and landscaping at the local level to improve the quality of the local environment.

Minerals and Waste

Fylde contains two major strategic landfill sites. The transport and environmental implications of these must be managed carefully.

Potential environmental issues associated with sand extraction at St. Annes are monitored regularly.

Fylde appears to be performing well in terms of recycling and composting. Opportunities should be sought to further enhance performance.

Sustainable sourcing and waste management principles should be promoted for all new developments that occur in the borough.

Transportation

Some congestion issues relating to the M55 and M6 junction due to commuting and tourist traffic.

Poor public transport provision in rural areas. Loss of number 58 bus and failed attempts of rural partnerships to improve rural bus services have added to this . Opportunity to build upon proportion of new dwellings being built with access to bus stops.

High car dependency due to geography of the borough. This has implications for pollution, congestion and climate change.

Proximity of Blackpool Airport is an opportunity.

Economy

Need to maintain strong economic performance.

Need to diversify employment base to ensure long-term protection of employment and economic strength as currently a high dependence on a small number of employers.

Need more highly skilled jobs in local area to attract resident higher skilled population and retain students.

Opportunities to market the borough's image as a place to set up new businesses.

Employment in farming is under threat.

Levels of in-commuting are high.

Opportunity for developing the tourism industry, although must be sustainable and avoid environmental impacts.

Deprivation

Crime rates are low and should be maintained although areas such as fear of crime, anti-social behaviour and drug and alcohol related crime are still problems, particularly in urban areas.

Deprivation as a whole is low. Although there are pockets in particular wards, most notably the central urban wards that require attention. Wards of Ashton, Central and Kilnhouse in St Annes have SOAs in the bottom third of IMD nationally.

There is an opportunity to improve access to basic services and amenities in rural areas.

Housing

High demand for housing, related to increase in population and in-migration.

Average house prices are high leading to affordability problems, particularly for local employees in lower income jobs.

There is a need for more affordable family housing, particularly in Lytham St. Annes.

There is also a need for more social housing.

New housing should be developed within easy access of public transport and basic goods, services, amenities and greenspace.

Developing the Sustainability Appraisal Framework

The SA framework underpins the assessment methodology. A series of environmental, social and economic SA objectives have been developed to use as methodological yardsticks against which LDF options and policies will be assessed. The same yardsticks will be used to assess the Interim Housing Policy.

SA Objective		Sub-Objectives
1	To reduce crime, disorder and fear of crime	To reduce levels of crime
		To reduce the fear of crime
		To reduce alcohol and drug misuse
		To reduce levels of anti-social behaviour
2	To improve levels of educational attainment for all age groups and all sectors of society	To improve access to and involvement in lifelong learning opportunities.
		To increase levels of participation and attainment in education for all members of society.
3	To improve physical and mental health for all and	To improve access to health and social care services in isolated areas

SA Objective		Sub-Objectives
	reduce health inequalities	<i>To reduce health inequalities amongst different groups in the community</i> <i>To promote healthy lifestyles</i>
4	To ensure housing provision meets local needs	<i>To reduce the number of unfit homes</i> <i>To increase the availability of affordable housing for all</i>
5	To protect and enhance community spirit and cohesion	<i>To improve relations between all social groups</i> <i>To develop opportunities for community involvement</i>
6	To improve access to basic goods, services and amenities for all groups	<i>To improve access to cultural and recreational facilities</i> <i>To maintain and improve access to essential services and facilities including in rural areas.</i>
7	To encourage sustainable economic growth and business development across the borough	<i>To diversify the economy</i> <i>To increase employment opportunities</i> <i>To encourage economic growth</i> <i>To encourage new business formation</i> <i>To encourage sustainable tourism</i> <i>To improve access to employment land</i>
8	To encourage rural regeneration and rural diversification	<i>To improve access to basic goods and services in rural areas</i> <i>To encourage sustainable farm diversification</i>
9	To promote economic inclusion	<i>To reduce levels of unemployment in areas most at need</i> <i>Improve household earnings</i>
10	To deliver urban renaissance	<i>Improve vitality and vibrancy of town centres</i> <i>To improve access to public transport in urban areas</i> <i>To promote adjacency of employment, recreation and residential areas in urban areas (areas of mixed use)</i>
11	To develop and market the borough as a place to live, work and do business	<i>To support the preservation and or development of high quality built and natural environments within the borough</i> <i>To promote the area as a destination for short and long term visitors and new residents</i> <i>To enhance the borough's image as an attractive place to do business</i>
12	To protect and enhance biodiversity	<i>To protect and enhance designated sites of nature conservation importance</i> <i>To protect and enhance wildlife especially rare and endangered species</i> <i>To protect and enhance habitats and wildlife corridors</i> <i>To maintain and enhance opportunities for recreational access to greenspace and the wider countryside</i>
13	To protect and enhance the	<i>To protect and enhance landscape character and quality</i>

SA Objective		Sub-Objectives
	borough's landscape and townscape character and quality	<i>To protect and enhance townscape character and quality</i> <i>To promote sensitive design in development</i>
14	To protect and enhance the cultural heritage resource	<i>To protect and enhance historic buildings and sites</i> <i>To protect and enhance historic landscape/townscape value</i>
15	To protect and enhance the quality of water features and resources	<i>To protect and enhance ground and surface water quality</i> <i>To protect and enhance coastal water quality</i>
16	To guard against land contamination and encourage the appropriate re-use of brownfield sites	<i>To reduce the amount of derelict, contaminated, and vacant land.</i> <i>To encourage development of brownfield land where appropriate</i> <i>Maintain and enhance soil quality</i>
17	To contribute to the ability to adapt to the impacts of climate change	<i>To reduce or manage flooding</i> <i>To reduce or minimise greenhouse gas emissions</i> <i>To encourage the inclusion of SuDs in new development</i>
18	To protect and improve air quality	<i>To protect and improve local air quality</i>
19	To increase energy efficiency and require the use of renewable energy sources	<i>To increase energy efficiency</i> <i>To increase the use of renewable energy</i> <i>To reduce the use of energy</i>
20	To ensure sustainable use of natural resources	<i>To reduce the demand for raw materials</i> <i>To promote the use of recycled and secondary materials in construction</i>
21	To minimise waste, increase re-use and recycling	<i>To increase the proportion of waste recycling and re-used</i> <i>To reduce the production of waste</i> <i>To reduce the proportion of waste landfilled</i>
22	To promote the use of more sustainable modes of transport	<i>To reduce the use of car and HGV traffic</i> <i>To encourage walking, cycling and the use of public transport</i> <i>Encourage the uptake of ICT/home-working</i>
23	To protect and improve tranquillity	<i>To reduce or minimise noise pollution including that caused by transport and development</i> <i>To reduce or minimise light pollution</i>

The complete SA framework with indicators and targets is shown in the Sustainability Appraisal of the Local Development Framework Scoping Report which is on the Council's website at www.fylde.gov.uk .

Test the Interim Housing Policy objectives against the Sustainability Appraisal objectives.

The purpose of the Interim Housing Policy will be to inform the wider community, including applicants and developers who may wish to apply for planning permission how the Council is likely to determine planning applications and to provide a basis for the Council to make fair and consistent decisions on planning applications for housing in the interim period until policies of the Local Development Framework have been developed to a material stage.

The objectives of the Interim Housing Policy are:

1. To allow sufficient housing to come forward in the interim period to meet the numerical requirements contained in (draft) RSS and to maintain a five year supply of housing land.
2. To maximise the provision of affordable dwellings to be developed in the interim period to meet identified needs.
3. To provide for market and affordable housing of appropriate tenure, size and type to best meet the needs of the community.
4. To provide housing of a sustainable nature located in sustainable locations.
5. To ensure that infrastructure needed as a result of the development of dwellings is paid for by the developer.
6. To meet the above objectives without undermining the purpose and function of the future Local Development Framework.

The Council's assessment of these policy objectives against the Sustainability Objectives is contained in the main SA Report. It should be noted that the level of additional housing required by the draft Regional Spatial Strategy (306 dwellings p.a.) has itself already been subject to sustainability appraisal. As such, this report is concerned only with how the Interim Housing Policy seeks to inform the Council's consideration of planning applications for housing.

Appraisal of Policy Options

A key requirement of the Sustainability Appraisal is to consider reasonable alternative approaches (options) to the formulation of the policy as part of the assessment process. The policy options to be assessed in relation to the Interim Housing Policy will be derived from the matters identified in the Pre-Draft Consultation Questionnaire and the associated consultation responses received.

The policy options to be assessed will be based on the following:

- Having an Interim Housing Policy which promotes delivery.
- Having an Interim Housing Policy which promotes sustainability.
- Having an Interim Housing Policy which takes a balanced approach.
- Having no Interim Housing Policy at all.

The policy options would also have to be assessed in terms of whether they meet the policy objectives.

Produce a scoping report and carry out consultation with key stakeholders on the scope of the appraisal and the key issues and possible options for solutions.

The Government (through the Environmental Assessment Regulations for Plans and Programmes 2004) has designated the Environment Agency, Natural England and English Heritage as “authorities with environmental responsibilities”. These agencies must be consulted by plan making authorities on the content of the Scoping Report and SEA requirements.

These agencies have already been consulted on the detailed content of the parent Sustainability Appraisal Scoping Report which is on the Council' website www.fylde.gov.uk . The parent Scoping Report has been amended to take into account of their consultation responses.

Consultation

This draft summary scoping report which should be read in conjunction with the parent document, is itself the subject of consultation.

We would welcome any general comments on the Sustainability Appraisal Scoping Report (as a whole) but would particularly value your views on the specific questions raised below.

- 1. Are there any other plans, programmes or strategies that should have been considered in the parent report?**
- 2. Do you know of any further data that should have been considered in establishing the baseline?**
- 3. Are there any other sustainability issues that should have been considered?**

4. Are the draft sustainability objectives and indicators suitable?
5. Should there be any additional objectives or indicators?

Testing the Policy Objectives Against the Sustainability Objectives

The policy objectives are:

1. To allow sufficient housing to come forward in the interim period to meet the numerical requirements contained in (draft) RSS and to maintain a five year supply of housing land.
2. To maximise the provision of affordable dwellings to be developed in the interim period to meet identified needs.
3. To provide for market and affordable housing of appropriate tenure, size and type to best meet the needs of the community.
4. To provide housing in sustainable locations and which meets the Code for Sustainable Homes.
5. To ensure that infrastructure needed as a result of the development of dwellings is paid for by the developer.
6. To meet the above objectives without undermining the purpose and function of the future Core Strategy.

The sustainability appraisal objectives are:

SA Objective		Sub-Objectives
1	To reduce crime, disorder and fear of crime	To reduce levels of crime
		To reduce the fear of crime
		To reduce alcohol and drug misuse
		To reduce levels of anti-social behaviour
2	To improve levels of educational attainment for all age groups and all sectors of society	To improve access to and involvement in lifelong learning opportunities.
		To increase levels of participation and attainment in education for all members of society.
3	To improve physical and mental health for all and reduce health inequalities	To improve access to health and social care services in isolated areas
		To reduce health inequalities amongst different groups in the community
		To promote healthy lifestyles
4	To ensure housing provision meets local needs	To reduce the number of unfit homes
		To increase the availability of affordable housing for all
5	To protect and enhance community spirit and cohesion	To improve relations between all social groups
		To develop opportunities for community involvement

SA Objective		Sub-Objectives
6	To improve access to basic goods, services and amenities for all groups	<p>To improve access to cultural and recreational facilities</p> <p>To maintain and improve access to essential services and facilities including in rural areas.</p>
7	To encourage sustainable economic growth and business development across the borough	<p>To diversify the economy</p> <p>To increase employment opportunities</p> <p>To encourage economic growth</p> <p>To encourage new business formation</p> <p>To encourage sustainable tourism</p> <p>To improve access to employment land</p>
8	To encourage rural regeneration and rural diversification	<p>To improve access to basic goods and services in rural areas</p> <p>To encourage sustainable farm diversification</p>
9	To promote economic inclusion	<p>To reduce levels of unemployment in areas most at need</p> <p>Improve household earnings</p>
10	To deliver urban renaissance	<p>Improve vitality and vibrancy of town centres</p> <p>To improve access to public transport in urban areas</p> <p>To promote adjacency of employment, recreation and residential areas in urban areas (areas of mixed use)</p>
11	To develop and market the borough as a place to live, work and do business	<p>To support the preservation and or development of high quality built and natural environments within the borough</p> <p>To promote the area as a destination for short and long term visitors and new residents</p> <p>To enhance the borough's image as an attractive place to do business</p>
12	To protect and enhance biodiversity	<p>To protect and enhance designated sites of nature conservation importance</p> <p>To protect and enhance wildlife especially rare and endangered species</p> <p>To protect and enhance habitats and wildlife corridors</p> <p>To maintain and enhance opportunities for recreational access to greenspace and the wider countryside</p>
13	To protect and enhance the borough's landscape and townscape character and quality	<p>To protect and enhance landscape character and quality</p> <p>To protect and enhance townscape character and quality</p> <p>To promote sensitive design in development</p>
14	To protect and enhance the cultural heritage resource	<p>To protect and enhance historic buildings and sites</p> <p>To protect and enhance historic landscape/townscape value</p>
15	To protect and enhance the quality of water features and resources	<p>To protect and enhance ground and surface water quality</p> <p>To protect and enhance coastal water quality</p>

SA Objective		Sub-Objectives
16	To guard against land contamination and encourage the appropriate re-use of brownfield sites	<i>To reduce the amount of derelict, contaminated, and vacant land.</i>
		<i>To encourage development of brownfield land where appropriate</i>
		<i>Maintain and enhance soil quality</i>
17	To contribute to the ability to adapt to the impacts of climate change	<i>To reduce or manage flooding</i>
		<i>To reduce or minimise greenhouse gas emissions</i>
		<i>To encourage the inclusion of SuDs in new development</i>
18	To protect and improve air quality	<i>To protect and improve local air quality</i>
19	To increase energy efficiency and require the use of renewable energy sources	<i>To increase energy efficiency</i>
		<i>To increase the use of renewable energy</i>
		<i>To reduce the use of energy</i>
20	To ensure sustainable use of natural resources	<i>To reduce the demand for raw materials</i>
		<i>To promote the use of recycled and secondary materials in construction</i>
21	To minimise waste, increase re-use and recycling	<i>To increase the proportion of waste recycling and re-used</i>
		<i>To reduce the production of waste</i>
		<i>To reduce the proportion of waste landfilled</i>
22	To promote the use of more sustainable modes of transport	<i>To reduce the use of car and HGV traffic</i>
		<i>To encourage walking, cycling and the use of public transport</i>
		<i>Encourage the uptake of ICT/home-working</i>
23	<i>To protect and improve tranquillity</i>	<i>To reduce or minimise noise pollution including that caused by transport and development</i>
		<i>To reduce or minimise light pollution</i>

Matrix for Comparing Policy Objectives Against SA Objectives						
SA Obs	Policy Objectives					
	1	2	3	4	5	6
1						
2						
3		+				
4		+	+	+		+
5		+	+			
6				+		+
7		+				
8						
9						
10					+	
11		+	+		+	
12				+		
13					+	
14						
15				+		
16				+		
17				+		
18				+		
19				+		
20				+		
21				+		
22				+		+
23				+		

+ positive compatible - possible conflict blank : no links

Notes and Conclusions

It should be noted that the number of houses to be provided within Fylde Borough over the years 2003 - 2021 as detailed in Draft Regional Spatial Strategy for the North West has already been subject to Sustainability Appraisal in the preparation of that strategic document. As such, no assessment of the sustainability of the first policy objective has been carried out in this exercise.

Policy Objective 5 is “To ensure that infrastructure needed as a result of the development of dwellings is paid for the developer”. The policy options only relate to town centre/public realm improvements and improvement of public open space. Therefore the policy objectives have only been assessed in relation to these types of infrastructure and not other infrastructure including that provided by the County Council.

The matrix above shows that there are no conflicts between the sustainability appraisal objectives (as identified in the Sustainability Appraisal Scoping Report) and the policy objectives.

Sustainability	Option A (Urban)		Option B(Urban)		Option C(Urban)		Option D(Urban)	
Objective	Delivery		Sustainability		Balanced Approach		Do Nothing	
	Effect	Comments/explanation	Effect	Comments/explanation	Effect	Comments/explanation	Effect	Comments/Explanation
Social								
To reduce crime, disorder and fear of crime	0	Negligible effect provision of affordable dwellings may improve lifestyles and raise aspirations leading to a reduction in crime	0	Negligible effect provision of affordable dwellings may improve lifestyles and raise aspirations leading to a reduction in crime	0	Negligible effect provision of affordable dwellings may improve lifestyles and raise aspirations leading to a reduction in crime	?	The uncertainty of having no interim housing policy means it is difficult to assess the impact of this option
To improve levels of educational attainment for all age groups and all sectors of society	0	Negligible effect provision of affordable dwellings may improve lifestyles and raise aspirations of young people	0	Negligible effect provision of affordable dwellings may improve lifestyles and raise aspirations of young people	0	Negligible effect provision of affordable dwellings may improve lifestyles and raise aspirations leading to a reduction in crime	?	The uncertainty of having no interim housing policy means it is difficult to assess the impact of this option
To improve physical and mental health for all and reduce health inequalities	0	Negligible effect provision of affordable homes may improve physical and mental health of those currently in sub standard accommodation	0	Negligible effect provision of affordable homes to level 6 of the CFSH may improve physical and mental health of those currently in sub standard accommodation	0	Negligible effect provision of affordable homes to Level 3-5 of the CFSH may improve physical and mental health of those currently in sub standard accommodation	?	The uncertainty of having no interim housing policy means it is difficult to assess the impact of this option
To ensure housing provision meets local needs	+	This option requires either a contribution to affordable housing or affordable housing on all sites, the mix of housing types does not have to be in line with the findings of the Fylde Sub Regional Strategic Housing Market Assessment	++	This option requires either a contribution to affordable housing or affordable housing on all sites and the mix of housing must be in line with the findings of the Fylde Sub-Regional Strategic Housing Market Assessment. It is considered that the difference between options B and C in terms of numbers of affordable units produced is insignificant	++	This option requires either a contribution to affordable housing or affordable housing on all sites and the mix of housing must be in line with the findings of the Fylde Sub-Regional Strategic Housing Market Assessment. It is considered that the difference between options B and C in terms of numbers of affordable units produced is insignificant	--	The requirement for 60% affordable housing has prevented any significant level of affordable housing being built although £3.5M of commuted sums has been received

To protect and enhance community spirit and cohesion	0	Negligible effect, this option requires affordable dwellings, or contributions to affordable sites on all sites this may have a small positive effect on community cohesion	+	This option requires either a contribution to affordable housing or affordable housing on all sites and the mix of housing must be in line with the findings of the Fylde Sub-Regional Strategic Housing Market Assessment, it will have a positive impact on community spirit and cohesion	+	This option requires either a contribution to affordable housing or affordable housing on all sites and the mix of housing must be in line with the findings of the Fylde Sub-Regional Strategic Housing Market Assessment, it will have a positive impact on community spirit and cohesion	- -	No significant affordable family housing has been built in recent years this prejudices the ability of some to live in a decent home and has a detrimental effect on community spirit and cohesion
To improve access to basic goods, services and amenities for all groups	+	Most new dwellings will be in the largest settlements which will provide for access to services for the occupants	++	Most new dwellings will be concentrated in the largest settlements which will provide for access to services for the occupants, the application site also has to be within 30 minutes of a doctors etc however, this would be the case for most sites within the urban area. This option excludes Freckleton, Warton and Wrea Green	+	Most new dwellings will be in the largest settlements which will provide for access to services for the occupants	?	The uncertainty of having no interim housing policy means it is difficult to assess the impact of this option
Economic								
To encourage sustainable economic growth and business development across the borough	++	This option maximises the amount of new housing which will be built attracting more people to the area to live and work and providing a boost to the local economy	+	This option may provide less housing than Option A providing a smaller boost to the economy	+	This option may provide less housing than Option A but more than Option B it is difficult to estimate and the differences in the effect on the economy are not considered significant	?	The uncertainty of having no interim housing policy means it is difficult to assess the impact of this option

To encourage rural regeneration and rural diversification	0	This option does not address the provision of dwellings in the rural area	0	This option does not address the provision of dwellings in the rural area	0	This option does not address the provision of dwellings in the rural area	?	The uncertainty of having no interim housing policy means it is difficult to assess the impact of this option
To promote economic inclusion	0	There may be a small boost to the local economy which will have a negligible effect on unemployment and household earnings	0	There may be a small boost to the local economy which will have a negligible effect on unemployment and household earnings	0	There may be a small boost to the local economy which will have a negligible effect on unemployment and household earnings	?	The uncertainty of having no interim housing policy means it is difficult to assess the impact of this option
To deliver urban renaissance	+	New housing will be dispersed throughout the main settlements	++	New housing will be concentrated in the largest settlements and for proposals of more than 100 dwellings either a mixed development scheme or a sustainable mixed community should be delivered	++	New housing will be concentrated in the largest settlements and for proposals of more than 100 dwellings either a mixed development scheme or a sustainable mixed community should be delivered	?	The uncertainty of having no interim housing policy means it is difficult to assess the impact of this option
To develop and market the borough as a place to live work and do business	+	The provision of new dwellings will make the borough a more attractive place to live	+	The provision of new dwellings will make the borough a more attractive place to live	+	The provision of new dwellings will make the borough a more attractive place to live	?	The uncertainty of the delivery of housing without an Interim Housing Policy would have a questionable effect on the ability to market the Borough as a place to live work and do business

Environmental

To protect and enhance biodiversity	0	New dwellings will be built in existing settlements which will protect biodiversity but there will be extra pressure on wildlife habitats which are used for leisure especially along the coast	+	New dwellings will be built in existing settlements which will protect biodiversity but there will be extra pressure on wildlife habitats which are used for leisure especially along the coast. Dwellings must be built to Level 6 of the CFSH which means ecological features must be designed for positive enhancement	+	New dwellings will be built in existing settlements which will protect biodiversity but there will be extra pressure on wildlife habitats which are used for leisure especially along the coast. Dwellings must be built to Level 3-5 of the CFSH which means ecological features must be designed for positive enhancement	?	The uncertainty of delivery of housing without an Interim Housing Policy would have a questionable effect on biodiversity
To protect and enhance the borough's landscape and townscape quality	+	In respect of all proposals a financial contribution will be made towards town centre and public realm improvements	+	In respect of all proposals a financial contribution will be made towards town centre and public realm improvements	+	In respect of all proposals a financial contribution will be made towards town centre and public realm improvements	-	The local plan does protect the landscape of the borough and these policies will continue to be saved however it does not contain any requirements for contributions to the public realm
To protect and enhance the cultural heritage resource	0	The cultural heritage resource will continue to be protected through the saved policies of the Local Plan	0	The cultural heritage resource will continue to be protected through the saved policies of the Local Plan	0	The cultural heritage resource will continue to be protected through the saved policies of the Local Plan	0	The cultural heritage resource will continue to be protected through the saved policies of the Local Plan
To protect and enhance the quality of water features and resources	-	There is no mention of the CFSH which sets standards for water consumption and surface water run off	++	New dwellings must meet Level 6 of the CFSH	+	New dwellings must meet Level 3 of the CFSH	-	The saved policies of the Local Plan protect floodplains and the Fylde Aquifer but there are no policies on enhancement or conservation of the water resource

<p>To guard against land contamination and encourage the appropriate re-use of brownfield sites</p>	<p>+</p>	<p>This option does not restrict the provision of new dwellings to brownfield sites however it does restrict new dwellings to within settlement boundaries which will mean that most of them are built on brownfield sites</p>	<p>++</p>	<p>This option only permits new dwellings on brownfield sites</p>	<p>+</p>	<p>This option does not restrict the provision of new dwellings on brownfield sites however it does restrict new dwellings to within settlement boundaries which will mean that most of them are built on brownfield sites</p>	<p>?</p>	<p>The uncertainty of the delivery of housing without an Interim Housing Policy would have a questionable effect on encouraging the appropriate use of brownfield a sites</p>
<p>To contribute to the ability to adapt to the impacts of climate change</p>	<p>0</p>	<p>This option does restrict the building of new dwellings to within the settlement boundaries of the largest settlements which will minimise the number and length of car journeys people have to make but it does not require new dwellings to be built in line with the CFSH</p>	<p>++</p>	<p>This option does concentrate new dwellings within the boundaries of the largest settlements which will minimise the number and length of car journeys people have to make and it does require sites to be within 30 minutes public transport time of six major services, new dwelling have to meet Level 6 of the CFSH</p>	<p>+</p>	<p>This option does restrict the building of new dwellings to within the settlement boundaries of the largest settlements which will minimise the number and length of car journeys people have to make, new dwellings have to meet Level 3-5 of the CFSH</p>	<p>?</p>	<p>The uncertainty of the delivery of housing without an Interim Housing Policy would have a questionable effect on the ability to adapt to the impacts of climate change</p>
<p>To protect and improve air quality</p>	<p>0</p>	<p>New dwellings have to be built within settlement boundaries which minimises the length and frequency of car journeys people have to make, there is no mention of the CFSH</p>	<p>++</p>	<p>New dwellings have to be built within the boundaries of the largest settlements which minimises the length and frequency of car journeys people have to make and sites have to be within 30 minutes public transport time of six major services. Dwellings must achieve Level 6 of the CFSH</p>	<p>+</p>	<p>New dwellings have to be built within settlement boundaries which minimises the length and frequency of car journeys people have to make. Dwellings must achieve Level 3 -5 of the CFSH</p>	<p>?</p>	<p>The uncertainty of the delivery of housing without an Interim Housing Policy would have a questionable effect on the ability to protect and improve air quality</p>

To increase energy efficiency and require the use of renewable resources	--	There is no requirement for new dwellings to be built according to the CFSH which requires new dwellings to be energy efficient	++	Dwellings must meet Level 6 in the CFSH	+	Dwellings must meet Level 3-5 in the CFSH	--	There is no requirement for new dwellings to be built according to the Code for New Homes
To ensure sustainable use of natural resources	--	There is no requirement for new dwellings to be built according to the CFSH which requires responsible sourcing of materials	++	Dwellings must achieve Level 6 in the CFSH this includes responsible sourcing of materials	+	Dwellings must achieve Level 3-5 in the CFSH this includes responsible sourcing of materials	--	There is no requirement for dwellings to be built in a sustainable way
To minimise waste, increase re-use and recycling	--	There is no requirement for new dwellings to be built according to the CFSH which requires the provision of recycling facilities	++	Dwellings must achieve Level 6 in the CFSH this includes the provision of recycling facilities	+	Dwellings must achieve Level 3-5 in the CFSH this includes the provision of recycling facilities	--	There is no requirement for recycling facilities within new housing developments
To promote the use of more sustainable modes of transport	+	Dwellings must be built in the largest settlements which will minimise the number and length of car journeys people have to make and public transport is readily available	++	This option concentrates the building of new dwellings within the boundaries of the largest settlements which will minimise the number and length of car journeys people have to make also sites must be within 30 of minutes public transport time of six major services	+	Dwellings must be built in the largest settlements which will minimise the number and length of car journeys people have to make and public transport is readily available	?	The uncertainty of the delivery of housing without an Interim Housing Policy would have a questionable effect on the ability to promote the use of more sustainable modes of transport
To protect and improve tranquility	+	New dwellings will be provided in existing settlements which will reduce their impact on tranquility	++	New dwellings will be concentrated in the largest settlements which will reduce their impact on tranquility	+	New dwellings will be provided in existing settlements which will reduce their impact on tranquility	+	New dwellings will be provided in existing settlements which will reduce their impact on tranquility

**Summary of
Sustainability
Appraisal**

Sustainable Option B (Urban) is the most sustainable choice for the following reasons : Development will be concentrated in the main settlements of the Borough; development will only be permitted on previously developed sites; it promotes mixed development schemes or sustainable mixed communities; the mix of housing types and sizes must be in line with the findings of the Fylde Sub- Regional Strategic Housing Market Assessment; all dwellings must achieve Level 6 of the CFSH the requirements of which are closely related to the objectives of sustainability appraisal; the site must be accessible by public transport; for all sites either affordable housing must be built or a contribution must be made; contributions must also be made to town centre and public realm improvements and public open space. The **Balanced Option C (Urban)** is less sustainable mainly because development is more dispersed and dwellings only have to achieve Level 3-5 of the CFSH. The **Delivery Option A (Urban)** is not sustainable because development is more dispersed and the CFSH is not a requirement. The **Do Nothing Option D (Urban)** is unsustainable because very little affordable housing is being built, the rate of building of market housing will slow down having a negative effect on the local economy. The CFSH which is a crucial part of ensuring that housebuilding is sustainable in the future is not mentioned.

Sustainability	Option A(Rural)		Option B(Rural)		Option C(Rural)		Option D(Rural)	
Objective	Delivery		Sustainability		Balanced Approach		Do Nothing	
	Effect	Comments/Explanation	Effect	Comments/Explanation	Effect	Comments/Explanation	Effect	Comments/Explanation
Social								
To reduce crime, disorder and fear of crime	0	Negligible effect provision of affordable dwellings may improve lifestyles and raise aspirations leading to a reduction in crime	0	Negligible effect provision of affordable dwellings may improve lifestyles and raise aspirations leading to a reduction in crime	0	Negligible effect provision of affordable dwellings may improve lifestyles and raise aspirations leading to a reduction in crime	?	The uncertainty of having no interim housing policy means it is difficult to assess the impact of this option
To improve levels of educational attainment for all age groups and all sectors of society	0	Negligible effect provision of affordable dwellings may improve lifestyles and raise aspirations of young people	0	Negligible effect provision of affordable dwellings may improve lifestyles and raise aspirations of young people	0	Negligible effect provision of affordable dwellings may improve lifestyles and raise aspirations of young people	?	The uncertainty of having no interim housing policy means it is difficult to assess the impact of this option
To improve physical and mental health for all and reduce health inequalities	0	Negligible effect provision of affordable homes may improve physical and mental health of those currently in sub standard accommodation	0	Negligible effect provision of affordable homes may improve physical and mental health of those currently in sub standard accommodation	0	Negligible effect provision of affordable homes may improve physical and mental health of those currently in sub standard accommodation	?	The uncertainty of having no interim housing policy means it is difficult to assess the impact of this option
To ensure housing provision meets local needs	++	Any proposal would have to meet a local need identified in the Fylde Sub- Regional Strategic Housing Market Assessment in terms of the number and proportion of affordable dwellings and the mix of housing types and sizes proposed	++	Any proposal would have to meet a local need identified in the Fylde Sub- Regional Strategic Housing Market Assessment in terms of the number and proportion of affordable dwellings and the mix of housing types and sizes proposed	++	Any proposal would have to meet a local need identified in the Fylde Sub- Regional Strategic Housing Market Assessment in terms of the number and proportion of affordable dwellings and the mix of housing types and sizes proposed	--	The Rural Exception Site Affordable Housing Policy requires 100% affordable housing. Very little affordable housing has been achieved local people on modest incomes cannot afford to buy properties in the rural villages

To protect and enhance community spirit and cohesion	+	Modest positive effect, any proposal would have to meet a local need identified in the Fylde Sub Regional Strategic Housing Market Assessment in terms of the number and proportion of affordable dwellings and the mix of housing types and sizes proposed this may have a small positive effect on community cohesion	+	Modest positive effect, any proposal would have to meet a local need identified in the Fylde Sub Regional Strategic Housing Market Assessment in terms of the number and proportion of affordable dwellings and the mix of housing types and sizes proposed this may have a small positive effect on community cohesion	+	Modest positive effect, any proposal would have to meet a local need identified in the Fylde Sub Regional Strategic Housing Market Assessment in terms of the number and proportion of affordable dwellings and the mix of housing types and sizes proposed this may have a small positive effect on community cohesion	-	The Rural Exception Site Affordable Housing Policy requires 100% affordable housing. Very little affordable housing has been achieved local people on modest incomes cannot afford to buy properties in the rural villages and this will have had a negative effect on community cohesion
To improve access to basic goods, services and amenities for all groups	--	This option permits housing development in the smallest villages in Fylde which have poor access to services	-	This option only permits housing in the largest four villages of Elswick, Newton, Clifton and Staining. It is slightly better than Option A but it will still result in many car journeys by people wishing to access the services in the main towns	--	This option permits housing development in the smallest villages in Fylde which have poor access to services	?	The uncertainty of having no interim housing policy means it is difficult to assess the impact of this option
Economic								
To encourage sustainable economic growth and business development across the borough	0	There is likely to be a negligible effect on the economy	0	There is likely to be a negligible effect on the economy	0	There is likely to be a negligible effect on the economy	0	The uncertainty of having no interim housing policy means it is difficult to assess the impact of this option
To encourage rural regeneration and rural diversification	0	This option has no links to the Sustainability Appraisal sub objective	0	This option has no links to the Sustainability Appraisal sub objective	0	This option has no links to the Sustainability Appraisal sub objective	?	The uncertainty of having no interim housing policy means it is difficult to assess the impact of this option
To promote economic inclusion	0	There may be a small boost to the local economy which will have a negligible effect on unemployment and household earnings	0	There may be a small boost to the local economy which will have a negligible effect on unemployment and household earnings	0	There may be a small boost to the local economy which will have a negligible effect on unemployment and household earnings	?	The uncertainty of having no interim housing policy means it is difficult to assess the impact of this option

To deliver urban renaissance	0	This option permits housing in the rural area it does not promote urban renaissance	0	This option permits housing in the rural area it does not promote urban renaissance	0	This option permits housing in the rural area it does not promote urban renaissance	0	The rural housing policies of the Local Plan are not linked to urban renaissance
To develop and market the borough as a place to live work and do business	+	Some new housing will increase the attractiveness of the Borough as a place to live	+	Some new housing will increase the attractiveness of the Borough as a place to live	+	Some new housing will increase the attractiveness of the Borough as a place to live	?	The uncertainty of having no interim housing policy means it is difficult to assess the impact of this option
Environmental								
To protect and enhance biodiversity	+	New dwellings will be built in existing settlements which will protect existing nature conservation sites but there will be more pressure on the edges of villages for dog walking etc	++	New dwellings will be built in existing settlements which will protect existing nature conservation sites but there will be more pressure on the edges of villages for dog walking etc. Dwellings must be built to Level 6 of the CFSH which means ecological features must be designed for positive enhancement	++	New dwellings will be built in existing settlements which will protect nature conservation sites but there will be more pressure on the edges of villages for dog walking etc. Dwellings must be built to Level 3 of the CFSH which means ecological features must be designed for positive enhancement	?	The uncertainty of having no interim housing policy means it is difficult to assess the impact of this option
To protect and enhance the borough's landscape and townscape quality	+	In respect of all proposals a financial contribution will be made towards public realm improvements	+	In respect of all proposals a financial contribution will be made towards public realm improvements	+	In respect of all proposals a financial contribution will be made towards public realm improvements	-	The local plan does protect the landscape of the borough and these policies will continue to be saved however it does not contain any requirements for contributions to the public realm
To protect and enhance the cultural heritage resource	0	The cultural heritage resource will continue to be protected through the saved policies of the Local Plan	0	The cultural heritage resource will continue to be protected through the saved policies of the Local Plan	0	The cultural heritage resource will continue to be protected through the saved policies of the Local Plan	0	The cultural heritage resource will continue to be protected through the saved policies of the Local Plan

To protect and enhance the quality of water features and resources	-	There is no mention of the CFSH which sets standards for water consumption and surface water run off	++	New dwellings must meet Level 6 of the CFSH	+	New dwellings must meet Level 3 of the CFSH	-	The saved policies of the Local Plan protect floodplains and the Fylde Aquifer however, there is requirement to meet the CFSH
To guard against land contamination and encourage the appropriate re-use of brownfield sites	+	This option does not restrict the provision of new dwellings to brownfield sites however it does restrict new dwellings to within settlement boundaries which will mean that most of them are built on brownfield sites	++	This option only permits new dwellings on brownfield sites	+	This option does not restrict the provision of new dwellings to brownfield sites however it does restrict new dwellings to within settlement boundaries which will mean that most of them are built on brownfield sites	0	Policy HL3 Rural Exception Site Affordable Housing does permit housing on greenfield sites however the impact of this policy is likely to have been negligible
To contribute to the ability to adapt to the impacts of climate change	--	This option does permit new dwellings to be built in the outlying villages causing an increase in car journeys also there is no mention of the CFSH	+	This option does permit new dwellings in the four largest villages which will cause an increase in car journeys on the positive side dwellings do have to achieve Level 6 in the CFSH	0	This option does permit new dwellings to be built in the outlying villages causing an increase in car journeys on the positive side dwellings do have to achieve Level 3 in the CFSH	?	The uncertainty of having no interim housing policy means it is difficult to assess the impact of this option
To protect and improve air quality	--	This option does permit new dwellings to be built in the outlying villages causing an increase in car journeys also there is no mention of the CFSH	+	This option does permit new dwellings in the four largest villages which will cause an increase in car journeys on the positive side dwellings do have to achieve Level 6 in the CFSH	0	This option does permit new dwellings to be built in the outlying villages causing an increase in car journeys on the positive side dwellings do have to achieve Level 3 in the CFSH	?	The uncertainty of having no interim housing policy means it is difficult to assess the impact of this option
To increase energy efficiency and require the use of renewable resources	--	There is no requirement for new dwellings to be built according to the Code for New Homes	++	Dwellings must meet Level 6 in the CFSH	+	Dwellings must meet Level 3 in the CFSH	--	There is no requirement for new dwellings to be built according to the Code for New Homes

To ensure sustainable use of natural resources	--	There is no requirement for new dwellings to be built according to the CFSH which requires responsible sourcing of materials	++	Dwellings must achieve Level 6 in the CFSH this includes responsible sourcing of materials	+	Dwellings must achieve Level 3 in the CFSH this includes responsible sourcing of materials	--	There is no requirement for dwellings to be built in a sustainable way
To minimise waste, increase re-use and recycling	--	There is no requirement for new dwellings to be built according to the CFSH which requires the provision of recycling facilities	++	Dwellings must achieve Level 6 in the CFSH this includes the provision of recycling facilities	+	Dwellings must achieve Level 3-5 in the CFSH this includes the provision of recycling facilities	--	There is no requirement for recycling facilities within new housing developments
To promote the use of more sustainable modes of transport	--	Dwellings will be built in the outlying villages this will promote the use of the private car	-	Dwellings will be built in the four largest rural settlements this will promote the use of the private car but not as much as option A	--	Dwellings will be built in the outlying villages this will promote the use of the private car	?	The uncertainty of having no interim housing policy means it is difficult to assess the impact of this option
To protect and improve tranquility	+	New dwellings will be provided in existing small settlements which will minimise their impact on rural tranquility	++	New dwellings will be built in the four largest rural settlements which will minimise their impact on rural tranquility	+	New dwellings will be provided in existing small settlements which will minimise their their impact on rural tranquility	+	New dwellings will be provided in existing small settlements which will minimise their their impact on rural tranquility

SUMMARY OF SUSTAINABILITY APPRAISAL

Sustainable Option B (Rural) The most sustainable option of the rural options is option B, however , this is not sustainable at all compared to the urban options especially in relation to the generation of car journeys and the related impact on climate change. It is difficult to bring out the difference between the rural and urban options in this respect . The only difference between the **Delivery and Balanced Options A and C (Rural)** is that the balanced has to meet Level 3 in the CFSH which does make the balanced more sustainable. In Relation to the **Do Nothing Option D (Rural)** there is not much change in the urban/rural population split which shows that the proportion of people living in the countryside is not changing although the numbers are increasing which is a negative aspect, it also fails on the CFSH

Appraisal of Strategic Options

Policy	Option A		Option B		Option C		Option D	
Objective	Delivery (Urban)		Sustainability (Urban)		Balanced Approach (Urban)		Do Nothing (Urban)	
	Effect	Comments/explanation	Effect	Comments/explanation	Effect	Comments/explanation	Effect	Comments/Explanation
To allow sufficient housing to come forward in the interim period to meet the numerical requirements contained in (draft) RSS and to maintain a five year supply of housing land.	++	This option allows development in a larger range of settlement and does not include restrictions relating to maximum number of dwellings, the type and tenure of dwellings, managed release mechanism, and providing the most sustainable dwellings and locations. It would maximise the delivery of housing.	-	This option restricts developments to previously developed sites, and includes restrictions relating to maximum number of dwellings, the type and tenure of dwellings, managed release mechanism, and providing the most sustainable dwellings and locations. It would reduce delivery of housing.	+	This option allows development in a larger range of settlements, but includes some restrictions on the use of greenfield sites, the mix of housing types and sizes, and the provision of sustainable housing. It would provide less housing than Option A but more than Option B.	--	Policy HL1 of the Local Plan would be in conflict with (draft) RSS and would not be an appropriate mechanism for the consideration of planing applications. The LPA would have no effective and consistent way of assessing planning applications. The effect on housing delivery is unknown.
To maximise the provision of affordable dwellings to be developed in the interim period to meet identified needs.	++	This option involves a site threshold of 15 dwellings and a requirement for 40% and 50% proportions of affordable housing respectively on previously developed and greenfield sites. Below the threshold, the option requires a financial contribution in lieu of provision. Compared to the other options this would probably provide the most affordable housing because of the lack of other development restrictions and	+	This option involves split site thresholds of 10 and 15 dwellings (requiring 30% and 40% elements of affordable housing respectively). Below the threshold, the option requires a financial contribution in lieu of provision. However, because of the additional development restrictions in the option (see above), a lower amount of affordable	+	This option is broadly similar to Option B in relation to its requirements for affordable housing but allows development on greenfield sites subject to a provision of a 50% element of affordable housing. It would probably provide less affordable housing than Option A but more than Option B.	--	Draft RSS contains a policy on affordable housing but this relates to the provision of 'plans and strategies' not to planning applications. Delivery of affordable housing could be significantly prejudiced.

<p>To provide for market and affordable housing of appropriate tenure, size and type to best meet the needs of the community.</p>	<p>--</p>	<p>This option does not include provisions for the control of housing tenure type and size.</p>	<p>++</p>	<p>This option seeks to influence the mix of housing tenure, types and sizes on sites involving more than 10 dwellings. It should meet the policy objective.</p>	<p>++</p>	<p>This option also seeks to influence the mix of housing tenure, types and sizes on sites involving more than 10 dwellings. It should meet the policy objective.</p>	<p>--</p>	<p>Without the Interim Housing Policy there would be no formal mechanism to influence the mix of housing tenure, types and sizes. The policy objective would not be met.</p>
<p>To provide housing in sustainable locations and which meets the Code for Sustainable Homes.</p>	<p>-</p>	<p>This option requires that development takes place within settlements and indicating minimum density requirements. However, the option does not include provisions to secure housing which meets the Code for Sustainable Homes.</p>	<p>++</p>	<p>As well as requiring that development takes place within a range of settlement and stating minimum density requirements, this option includes provisions for the development of previously developed sites only, for sites to be in sustainable locations relative to services and facilities, and for dwellings to meet the highest levels of sustainability in the Code for Sustainable Homes.</p>	<p>+</p>	<p>As well as requiring that development takes place within a range of settlement and stating minimum density requirements, this option includes provisions for dwellings to meet medium levels of sustainability in the Code for Sustainable Homes.</p>	<p>--</p>	<p>Reliance would have to be placed on Policy L4 of the draft RSS which is a weak development control policy. In effect higher standards of sustainability than those required by the Building Regulations would be difficult to achieve.</p>
<p>To ensure that infrastructure needed as a result of the development of dwellings is paid for by the developer.</p>	<p>+</p>	<p>This option contains a requirement for a financial contributions to be made towards town centre and public realm improvements, and where provision is not made on site, for public open space requirements. No requirements are included in respect of matters controlled by the County Council. This option would partly meet the policy objective.</p>	<p>+</p>	<p>This option contains a requirement for a financial contribution to be made towards town centre and public realm improvements, and where provision is not made on site, for public open space requirements. No requirements are included in respect of matters controlled by the County Council. This option would partly meet the policy objective.</p>	<p>+</p>	<p>This option contains a requirement for a financial contribution to be made towards town centre and public realm improvements, and where provision is not made on site, for public open space requirements. No requirements are included in respect of matters controlled by the County Council. This option would partly meet the policy objective.</p>	<p>--</p>	<p>Without the Interim Housing Policy there would be no policy mechanism to secure necessary infrastructure. The policy objective would not be met.</p>

To meet the above objectives without undermining the purpose and function of the future Local Development Framework.	○	This option would not prejudice the policy objective.	○	This option would not prejudice the policy objective.	○	This option would not prejudice the policy objective.	○	The 'do nothing option' would not prejudice the policy objective.
Score	2		5		6		-10	

Appraisal of Strategic Options

Policy		Option A		Option B		Option C		Option D
Objective		Delivery (Rural)		Sustainability (Rural)		Balanced Approach (Rural)		Do Nothing (Rural)
	Effect	Comments/explanation	Effect	Comments/explanation	Effect	Comments/explanation	Effect	Comments/Explanation
To allow sufficient housing to come forward in the interim period to meet the numerical requirements contained in (draft) RSS and to maintain a five year supply of housing land.	+	This option allows for development within the settlement boundaries of all the rural settlements identified in the Local Plan (other than those listed in the urban options). It allows development on greenfield sites and there is no provision for the dwellings to meet the Code for Sustainable Homes. However, the number and type of dwellings would be restricted to identified local needs. The option would make a modest contribution to the policy objective.	+	This option allows for development within the settlement boundaries of a smaller group of the larger villages. It restricts development to previously developed sites and the number and type of dwellings would be restricted to identified local needs. Dwellings would have to meet the highest levels of sustainability in the Code for Sustainable Homes. The option would make a modest contribution to the policy objective.	+	This option allows for development within the settlement boundaries of all the rural settlements identified in the Local Plan (other than those listed in the urban options). It allows development on greenfield sites. However, the number and type of dwellings would be restricted to identified local needs and they would have to meet the medium levels in the Code for Sustainable Homes. The option would make a modest contribution to the policy objective.	?	Without the Interim Housing Policy the LPA would have no effective and consistent way of assessing planning applications for housing. The effect on housing delivery is difficult to assess.
To maximise the provision of affordable dwellings to be developed in the interim period to meet identified needs.	+	The proportion of affordable housing derived under this option would be geared to identified local needs. The option would help to meet the policy objective.	+	The proportion of affordable housing derived under this option would be geared to identified local needs. The option would help to meet the policy objective.	+	The proportion of affordable housing derived under this option would be geared to identified local needs. The option would help to meet the policy objective.	--	Reliance on the Local Plan would restrict the provision of affordable housing to rural exception sites (Policy HL3). Only one site has obtained planning permission over a 10 year period.

<p>To provide for market and affordable housing of appropriate tenure, size and type to best meet the needs of the community.</p>	<p>++</p>	<p>This option seeks to gear provision directly to the needs identified by the Strategic Housing Market Assessment. It would meet the policy objective.</p>	<p>++</p>	<p>This option seeks to gear provision directly to the needs identified by the Strategic Housing Market Assessment. It would meet the policy objective.</p>	<p>++</p>	<p>This option seeks to gear provision directly to the needs identified by the Strategic Housing Market Assessment. It would meet the policy objective.</p>	<p>++</p>	<p>Reliance on the Local Plan would restrict the provision of affordable housing to rural exception sites (Policy HL3). This would ensure that provided housing would meet local needs.</p>
<p>To provide housing in sustainable locations and which meets the Code for Sustainable Homes.</p>	<p>--</p>	<p>Development in rural villages is generally unsustainable because of their distance from normal sources of employment, shops and other services. This option does not require compliance with the Code for Sustainable Homes.</p>	<p>+</p>	<p>Whilst development in rural villages is unsustainable because of their distance from normal sources of employment, shops and other services, this option allows for development within the settlement boundaries of a smaller group of the larger villages. It restricts development to previously developed sites and dwellings would have to meet the highest levels of sustainability in the Code for Sustainable Homes. It would meet only part of the policy objective.</p>	<p>0</p>	<p>Development in rural villages is generally unsustainable because of their distance from normal sources of employment, shops and other services. This option only requires dwellings to meet the medium levels in the Code for Sustainable Homes.</p>	<p>-</p>	<p>The uncertainty created by having no Interim Housing Policy makes it difficult to assess how much housing development would take place and where it would be located. There would be no policy requirements to encourage development to comply with the Code for Sustainable Homes. In respect of the provision of affordable housing, reliance would have to be placed on Policy L4 of the draft RSS which is a weak development control policy.</p>

To ensure that infrastructure needed as a result of the development of dwellings is paid for by the developer.	+	This option contains a requirement for a financial contribution to be made towards public realm improvements in the area, and where provision is not made on site, for public open space requirements. This option would partly meet the policy objective.	+	This option contains a requirement for a financial contribution to be made towards town centre and public realm improvements, and where provision is not made on site, for public open space requirements. No requirements are included in respect of matters controlled by the County Council. This option would partly meet the policy objective.	+	This option contains a requirement for a financial contribution to be made towards town centre and public realm improvements, and where provision is not made on site, for public open space requirements. No requirements are included in respect of matters controlled by the County Council. This option would partly meet the policy objective.	-	Without the Interim Housing Policy there would be less opportunity to secure necessary infrastructure.
To meet the above objectives without undermining the purpose and function of the future Local Development Framework.	0	This option would not prejudice the policy objective.	0	This option would not prejudice the policy objective.	0	This option would not prejudice the policy objective.	0	The 'do nothing' option would not prejudice the policy objective.

Planning Policy Scrutiny Committee



Date	13 September 2007
Venue	Town Hall, Lytham St Annes
Committee members	Councillor John Bennett (Chairman) Councillor William Thompson (Vice-Chairman) Ben Aitken, Keith Beckett, John Davies (substitute), George Caldwell, Trevor Fiddler, Kevin Eastham (substitute)
Other Councillors	Councillor Karen Buckley (Borough Ward Councillor), County Councillor Colin Walton (County Council Ward Councillor)
Officers	Tony Donnelly, Paul Walker, Ian Curtis, Tracy Scholes
Public	Fifteen members of the public were in attendance

1. Declarations of interest

Members were reminded that any personal/prejudicial interests should be declared as required by the Council's Code of Conduct adopted in accordance with the Local Government Act 2000.

2. Confirmation of minutes

RESOLVED: To approve the minutes of the Planning Policy Scrutiny Committee meeting held on 29 August 2007 as a correct record for signature by the chairman.

3. Substitute members

Councillor John Davies acted as substitute for Councillor Lyndsay Greening and Councillor Kevin Eastham acted as substitute for Councillor Maxine Chew.

4. Blackpool International Airport Master Plan

Tony Donnelly, Head of Planning (Policy) introduced a report on the Blackpool International Airport Master Plan. The finalised Master Plan for Blackpool International Airport had been published by the Airport Company.

The report of Mr. Donnelly commented on the main proposals contained in the published Master Plan and sought the recommendation of members on whether an Article 4 Direction should be pursued which, if approved by the Secretary of State, would take away some of the Airports permitted development rights. Mr. Donnelly confirmed that any Article 4 direction application would be limited to developments of a Class A nature, this being development carried out on operational land by the airport operator or its agent (including the erection or alteration of an operational building) in connection with the provision of services and facilities at the airport.

In its deliberations on this matter, the Committee gave its approval for County Councillor Colin Walton to address it. County Councillor Walton spoke in support of an application for an Article 4 direction. Councillor Karen Buckley, Ward councillor, also spoke in support of an application for an Article 4 direction. Both were concerned about the close proximity of residential properties to the airport curtilage.

A detailed debate took place amongst members as to the merits or otherwise of pursuing this matter. Ian Curtis, the Council's Head of Legal Services, provided advice that if an application for an Article 4 direction was successful and conditions were imposed on a subsequent planning application for the airport, the council may be required to compensate the airport operator for the cost of complying with the conditions and loss of profit. Members felt that a further legal opinion from a specialist legal advisor on planning issues was required.

The Chairman clarified that the Committee were making recommendations only on this issue for the Portfolio Holder for Development and Regeneration to consider, as a scrutiny committee had advisory powers only.

After a full discussion the Committee RESOLVED:

1. To note the content of the finalised Master Plan.
2. That the Portfolio Holder for Development and Regeneration be recommended to pursue an Article 4 Direction subject to specialist legal advice being sought on the implications
3. That subject to (2) above the Executive Manager (Strategic Planning and Development) in consultation with the Head of Legal Services and the Portfolio Holder be granted delegated powers to determine the scope and extent of the direction.

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