



FYLDE BOROUGH COUNCIL



Meeting Agenda

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

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: Lyndsey Lacey, St. Annes (01253) 658504, Email:
lyndseyl@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

ITEM	PAGE
1. DECLARATIONS OF INTEREST: <i>In accordance with the Council's Code of Conduct, members are 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.</i>	4
2. CONFIRMATION OF MINUTES: <i>To confirm as a correct record the Minutes of the Planning Policy Scrutiny Committee held on 11 April 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. HIGHWAY TREE PLANTING	5 – 7
5. NOTES ON HOUSE EXTENSIONS POLICY	8 – 24
6. EXTEND YOUR HOME – DRAFT SUPPLEMENTARY PLANNING DOCUMENT	25 – 232
7. REGIONAL SPATIAL STRATEGY FOR THE NORTH WEST OF ENGLAND – PANEL REPORT	233 – 241
8. INTERIM HOUSING POLICY	242 – 258

REPORT



REPORT OF	MEETING	DATE	ITEM NO
STRATEGIC PLANNING AND DEVELOPMENT	PLANNING POLICY SCRUTINY COMMITTEE	28 TH JUNE 2007	4

Highway Tree Planting

Public item

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

Summary

To seek the Committee's approval on the scope of the Highway Tree Planting Budget and clarify the priorities for planting.

Recommendations

That the Cabinet be requested to approve the following:

1. The tree planting programme be not restricted to the adopted highway but also be utilised in any location where significant public amenity can be demonstrated. In relation to planting within the adopted highway priority be given to the locations identified in paragraph 1.2 of this report.
2. Officers be authorised to liaise with land owners and agents with regard to seeking agreement on the supply and planting of trees by Fylde Borough Council (FBC) on land where trees would offer significant public amenity.
3. The budget be used for the planting, aftercare and maintenance of the trees planted under the scheme until such time as a separate maintenance budget is agreed..

Cabinet Portfolio

The item falls within the following cabinet portfolio:

Development and Regeneration

Councillor Roger Small

Continued....

Report

- 1.1 The highway tree planting revenue bid of £8500 was approved by the Cabinet on the 14th. February 2007 and by the Council on 1st March 2007. Historically the budget has been used for the planting of trees within the adopted highway (without licence or liability) and occasionally on land adjacent to the highway. Any new tree planting within the adopted highway will now require a licence agreement to be signed between FBC and Lancashire County Council (LCC) effectively passing all responsibility for any new tree planting under licence to FBC. This will include the responsibility for the maintenance of the trees as well as being liable for any claim that may arise as a result of direct damage caused by a tree or personnel injury claim where the tree is identified as the cause.
- 1.2 Planting within the adopted highway will be restricted to suitable locations only and priority will be given to:
- (i) Conservation Areas where trees form part of the character of the area.
 - (ii) Maintaining existing tree lined roads and avenues (inappropriately sited trees e.g close to drives, sight lines and where Utility Services prohibit planting will not be replaced and LCC will reinstate the footpath).
 - (iii) Grass verges and soft landscaped areas.
 - (iv) Regeneration projects, including town centres.

In the light of the small size of the budget the intension is to concentrate on improving existing patterns of street tree planting and not to effect planting in new (unplanted) streets. All sites will be monitored and locations with a poor tree establishment record may be removed from the priority list. This will include trees that show severe decline or are repeatedly vandalised.

- 1.3 It is recommended that in addition to planting in the highway the Council extend the scheme to include any land where the planting of trees would have a significant public amenity benefit. Many of these locations will still serve as if they were highway trees but will not carry the same liability for the Council and will be located in more suitable and sustainable locations e.g private forecourts, front gardens and open space.
- 1.4 All licences for street planting will be scrutinised by LCC using strict criteria that will severely restrict future tree planting opportunities within the adopted highway and there are no guarantees that a licence will be granted. By extending the scope of the scheme to include land other than the adopted highway we will increase the effectiveness of the scheme and be better placed to achieve a positive result.
- 1.5 Where appropriate Parish and Town Councils should be asked to sign licence agreements with LCC and accept the maintenance liability. In such circumstances FBC's role will be restricted to the supply and planting of the tree only.
- 1.6 Under the conditions of future licences FBC will be required to maintain the trees we plant and if we fail to do so LCC retain the right to have them removed at our

cost. Presently FBC has no budget for highway tree maintenance and therefore it is essential that a proportion of the tree planting budget be used for this purpose.

IMPLICATIONS	
Finance	Planting trees on land other than the adopted highway will reduce future maintenance cost associated with the tree planting programme.
Legal	<p>Planting on private land will require formal agreements to be signed but ultimately there will be no additional implications to the Council.</p> <p>The Council has power to support tree planting in private land under the environmental wellbeing powers in the Local Government Act 2000.</p>
Community Safety	No direct implications
Human Rights and Equalities	No direct implications
Sustainability	Increasing the scope of the tree planting programme to include land other than the adopted highway will increase the opportunities to establish trees in more sustainable locations.
Health & Safety and Risk Management	<p>(1) Planting trees on land other than the adopted highway will reduce the number of trees that the Council will be responsibility for.</p> <p>(2) Failure to maintain trees planted under licence will result in more claims against the FBC and the possible removal of the trees.</p>

REPORT AUTHOR	TEL	DATE	DOC ID
Tim Scarles	(01253) 658685	June 2007	

LIST OF BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
None		

REPORT



REPORT OF	MEETING	DATE	ITEM NO
STRATEGIC PLANNING AND DEVELOPMENT	PLANNING POLICY SCRUTINY COMMITTEE	28 JUNE 2007	5

Notes on The Interpretation of Policy HL4
The Enlargement and Replacement of Rural Dwellings

Public item

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

Summary

This report identifies the way Planning Inspectors have interpreted Policy HL4 in relevant appeals.

The report is for information and is prepared at the request of the Committee. The interpretations may help and inform the Development Control Committee's consideration of planning applications for enlargement or replacement of rural dwellings in the future.

Recommendation

1. The report be noted.

Cabinet Portfolio

The item falls within the following cabinet portfolio:

Development and Regeneration

Councillor Roger Small

Report

Background

1. A report on Policy HL4 of the Fylde Borough Local Plan was considered by this Committee on the 8th June 2006. The reason for the original report was that some Members had queried whether the policy was still relevant in the light of some decisions taken by the Development Control Committee which were perceived to have been taken contrary to Policy.
2. The central submission made in the report was that the policy required the decision maker to make a judgement as to whether the proposed development would be out of keeping with the rural character of the area or other traditional buildings in the area. It was not simply a matter of assessing the size of the development having regard to the 25 – 33% guidelines in the reasoned justification. A copy of the original report is attached as Appendix 1.
3. The resolution of the Committee was:
 - To take no action on amending or deleting Policy HL4;
 - To issue a set of guidelines on the interpretation of policy HL4 to be circulated to Town/parish Councils and members of Development Control.
1. This report is in response to the second part of that minute. The production of formal guidelines in the way suggested cannot be undertaken in a way which would give them significant weight in the planning application process, since they would be produced outside the Local Development Framework. However the current report indicates how Planning Inspectors have interpreted the policy where relevant applications have been refused by the Council and have been subject to appeal.

Inspector's Findings

2. Three appeals have been identified which have been determined having regard to Policy HL4. One of the appeals was upheld and two were dismissed. The appeals date from 2006 and 2007. Copies of the Inspectors' decision letters are attached within Appendix 2.
3. The first appeal (decision letter December 2006) was made in respect of a refusal of planning permission for revisions to an existing planning permission for a replacement dwelling at Brick Hill Farm, Moss Side Lane, Moss Side. The appeal was dismissed.
4. The circumstances of the case were that an original planning permission for a replacement dwelling granted in 2003 had successively been increased in size over a number of subsequent planning applications. In particular, since 2003 additional planning permissions (in the way of amendments to the original scheme) were granted for a double garage, and housekeepers flat, new roof lights and a different porch.
5. The appeal application sought replacement of the roof lights with three dormers on the front roof and 2 dormers with glazed balconies on the rear roof plane.

6. The Inspector recognised that the site was in a secluded position in the countryside adjoining a caravan park and would not be visible from the road or the nearby railway. She considered the proposal having regard to two local plan policies. First of all, she considered Policy EP11 which requires (inter alia) high standards of design and that development should reflect the local vernacular style. She concluded that the design did not reflect the traditional style of rural dwellings and that the dormers looked contrived rather than an integral part of the design. The proposal would not be assimilated into the rural landscape.
7. Secondly, she considered Policy HL4 and concluded that the currently proposed dwelling would exceed the 25% - 33% 'limit' of the policy and saw no reason to make an exception in the circumstances of the case. Whilst in your officers' view she appears to have misaddressed the reference to the numerical limit, it is noteworthy that she had already made conclusions on the harmful effect of the development on the countryside and that the development did not reflect the traditional styles of buildings in the area.
8. To this extent, although she did not perhaps articulate her thoughts in terms of the policy in the best possible way, it is clear that she took into account the requirement of Policy HL4 that developments should not be out of keeping with rural character of the area.
9. On a different matter, the Inspector did not agree with the appellants' view that the test in Policy HL4 should relate solely to the additional volume of the proposed dormers, and not to the cumulative volume of the whole replacement dwelling on the basis that small incremental additions could be used as a mechanism for undermining the policy's objective of preventing over-large replacement dwellings in the countryside.
10. Of particular value was her reference to the issue of seclusion, which is fully supported by your officers:

"I accept that the dwelling would be secluded. It is away from the road and largely screened by trees. But just because something is not visible to passers-by, it does not automatically make it acceptable. It is an argument that could be repeated too many times."
11. The second appeal (decision letter dated 1st May 2007) was made in respect of the refusal of planning permission for a new first floor extension to be added to an existing bungalow. The appeal was dismissed.
12. The Inspector indicated that the main issue in the appeal was 'the effect of the proposed extension upon the character and appearance of the surrounding area in the light of Policy HL4'.
13. She acknowledged that the volume of the dwelling would be increased by about 61% and as such over and above the 'uppermost tolerance of the statutory policy'. She concluded that the proposed dwelling would be prominent in the landscape and would have a materially harmful effect upon the character and appearance of the surrounding area and would thus 'conflict materially with the provisions of the statutory development plan which tolerates only minor and modest extensions and defines these specifically and clearly'.

14. Again whilst the Inspector appears to have misaddressed the relevance of the 'numerical limit', she did determine the appeal on the basis of the effect of the proposal upon the character and appearance of the area.
15. The third appeal (decision letter dated 10th May 2007) was made in respect of the refusal of planning permission for alterations to the roof of an existing annexe and erection of a dormer to the rear elevation at Larkfield, Lodge Lane, Singleton. The appeal was allowed.
16. The Inspector found that the main issue in the appeal was the effect of the proposal on the character and appearance of both the existing dwelling and on the surrounding countryside.
17. In making reference to Policy HL4, the Inspector correctly recognised that the policy 'requires that proposals should not involve substantial enlargement, *where the resulting development would be out of keeping, by virtue of scale, design or materials with the rural character of the area, or traditional dwellings of the area*'.
18. The Inspector appears to accept that the proposal would exceed the 25% - 33% guideline, but nevertheless was mindful that the aim of policy HL4 is to maintain the established character of countryside areas by the avoidance of over-large dwellings and extensions which substantially overwhelm the original dwelling.
19. The Inspector's reasoning in the decision letter is based on his conclusion that the proposals would not harm the character of the appeal dwelling, that the resultant dwelling would remain in keeping with surrounding residential properties, and that the character of the surrounding countryside would not be harmed. On this basis he appears to conclude that the proposal does not conflict with Policy HL4.

Conclusions

20. It is suggested that the following conclusions can be drawn:

- The first Inspector's conclusions in respect of the seclusion issue are very important. Even if sites are away from normal public viewpoints, a whole range of people would view even a secluded site. These would include normal visitors to the dwelling such as guests, postmen, milkmen workmen, doctors, salesmen etc. The quality of design of dwellings should not be related to the degree of seclusion.
- The same Inspector's conclusions in respect of incremental additions are sound.
- All Inspectors judged the appeals on the effect of the proposals on the character of the countryside etc. This is the aim of the Policy HL4.
- The last Inspector's decision shows that proposals which exceed the 25% - 33% guideline can be approved within the policy subject to them not harming the rural character of the area or other traditional dwellings in the location. This was the 'correct' interpretation of the policy indicated to Committee in the June 2006 report.
- Whether a particular proposal will harm the above interests is a matter for the decision maker and will always be a matter of 'fact and degree'. It

would not be possible to try to pre-judge the wide range of circumstances which might arise in particular planning applications.

IMPLICATIONS	
Finance	No direct implications
Legal	No direct implications
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
Tony Donnelly	(01253) 658610	Date of report	

LIST OF BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
Fylde Borough Local Plan As Altered (Oct 2005)		Local Plans Section Town Hall St Annes

Attached documents

1. June 2006 Report
2. Appeal Decision Letters

REPORT



REPORT OF	MEETING	DATE	ITEM NO
STRATEGIC PLANNING AND DEVELOPMENT	PLANNING POLICY SCRUTINY COMMITTEE	8 TH JUNE 2006	

ENLARGEMENT AND REPLACEMENT OF RURAL DWELLINGS

Public/Exempt item

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

Summary

The report reviews the validity and appropriateness of Policy HL4 of the Fylde Borough Local Plan (As altered) (Oct 2005).

The report is presented to Committee to consider whether the policy needs to be amended or deleted from the local plan.

Recommendation/s

1. It is recommended that there is no need to amend or delete Policy HL4.

Cabinet Portfolio Development and Regeneration ([Councillor Roger Small](#))

Report

Background

This report is brought at this time in response to an issue arising from the debate at the Development Control meeting on the 24th May 2006. In particular it was questioned whether Policy HL4 was still relevant in the light of some decisions (over time) which were perceived to have been taken contrary to the policy.

The policy in question has been contained in all previous editions of the Fylde Borough Local Plan as indicated:

Plan adopted March 1994 (Policy HL7)

Plan adopted May 2003 (Policy HL6)

Alterations Review adopted October 2005 (Policy HL4)

Current Consideration

The purpose of the policy is to prevent over-large and ostentatious houses in the countryside where such development would prejudice the character of the countryside by imposing a form of development which is alien and non-traditional.

Policy HL4 reads:

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.

The reasoned justification indicates that 'modest' extensions and replacements would normally be acceptable when carried out in the right way. 'Modest' is defined as not exceeding 25% of the volume of the original premises but in no circumstances exceeding 33%.

By inference, anything above a 25 – 33% increase is considered 'substantial' and the policy applies to these 'substantial' extensions or replacements.

The policy does not presume against **all** substantial extensions or replacement dwellings.

It only presumes only against those proposals that would, in terms of scale, design or materials, **either**:

- be out of keeping with the rural character of the area; or
- be out of keeping with other traditional dwellings in the location.

On the basis (it is assumed) that neither officers nor members would want to allow substantial extensions or replacements which **would** be out of keeping with the area or other traditional dwellings, it is submitted that the intention and wording of the policy is sound.

It is the interpretation of the policy initially by officers and subsequently by members which will determine the value of the policy. Consistency of decision making is key in this respect and will depend ultimately on subjective judgements.

There may be circumstances where substantial extensions or replacements would be appropriate because they do not offend the character of the area or other smaller traditional dwellings. The proposal at 'The Hill', Westby on the last DC Committee agenda was one such application where both officers and members agreed that these interests would not be harmed.

On this occasion therefore the decision to permit the proposal was in accordance with the policy, and not in breach of the policy.

On this basis it is recommended that the wording of the policy is adequate and does not need to be amended or deleted.

What is needed is consistent interpretation of the policy by both officers and members in a way which demonstrates, to an outsider, that decisions are being made on a fair and equitable basis, taking into account only the planning merits of the case as identified in the policy.

Implications	
Finance	No direct implications
Legal	No direct implications
Community Safety	No direct implications
Human Rights and Equalities	No direct implications
Sustainability	The correct interpretation of Policy HL4 has a direct relationship with the achievement of sustainable development.
Health & Safety and Risk Management	No direct implications

Report Author	Tel	Date	Doc ID
Tony Donnelly	(01253) 658610	May 2006	

List of Background Papers		
Name of document	Date	Where available for inspection
Fylde Borough Local Plan	Oct 2005	Local Plans Section, Town Hall, St Annes

Attached documents

None



Appeal Decision

Site visit made on 16 November 2006

by **Ruth MacKenzie** BA(Hons) MRTPI

an Inspector appointed by the Secretary of State for
Communities and Local Government

The Planning Inspectorate
4/11 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date: 5 December 2006

Appeal Ref: APP/M2325/A/06/2021971

Brick Hill Farm, Moss Side Lane, Moss Side, FY8 4NA

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr & Mrs H Burnett against the decision of Fylde Borough Council.
- The application (Ref No 06/0114, dated 11 February 2006) was refused by notice dated 25 April 2006.
- The development proposed is described as “Replacement dwelling (Revisions to approved scheme)”.

Decision

1. I dismiss the appeal

Reasons

2. In 2003 planning permission was granted for a replacement dwelling at Brick Hill Farm. Since that time, additional planning permissions have been granted for a double garage and a housekeeper’s flat. Furthermore, new rooflights and a different porch have been approved as amendments. The appellants now want to replace the rooflights with 3 dormers on the front roof plane, and 2 dormers with glazed balconies on the rear roof plane. The dwelling is still at the early stages of construction.
3. Brick Hill Farm is in a secluded position in the countryside, adjoining a caravan park on the southern outskirts of Moss Side. It is not visible from the road or the railway that pass through the settlement.
4. Policy EP11 of the adopted Fylde Borough Local Plan As Altered (LP) requires, amongst other things, that the scale and design of new development in the countryside should reflect the local vernacular style. The policy’s supporting text explains that this is so that new development can be assimilated into the landscape rather than be imposed upon it. The policy does not provide a definition of local vernacular style but, from my own observations, traditional houses in the Fylde countryside tend to have simple symmetrical forms and unadorned designs. I accept that some have dormers. However, in my view the proposed 5 dormers, when seen in conjunction with the large number and variety of windows on the rest of the house, together with the pillared porch and the extensive single-storey additions, would fail to reflect the traditional style of rural dwellings. Furthermore, the location of the dormers bears no relationship to the pattern of fenestration on the lower floors. In my view, this would make them look like a contrived afterthought, rather than an integral part of the dwelling’s design.
5. The appellants have drawn my attention to other houses in Moss Side that have dormers. However, for the most part these are on modern houses alongside the road that runs through

- the settlement. They are not, in my view, good examples of the local vernacular style of rural dwellings.
6. I note the appellants' willingness to omit the glazed balconies from the proposed rear dormers but, even if this were to be done, it would not overcome my concerns. In my view, the dormers would not comply with LP policy EP11 because they do not reflect the local vernacular style of a traditional rural dwelling and would therefore not assist in assimilating the dwelling into the rural landscape.
 7. LP policy HL4 seeks to prevent replacement dwellings that are substantially larger than the dwellings they replace. The explanatory notes of the policy make it clear that rural dwellings replaced under the policy should not exceed 25% to 33% of the volume of the original dwelling. The appellants do not dispute the Council's calculations that the dwelling granted permission in 2003 was 28% larger than the modest bungalow that it replaced. The double garage and the housekeeper's flat will make it even larger and, if the proposed dormers were to be added, the end result would be a dwelling about twice the size of the one that originally stood on the site. This is far in excess of the 25% to 33% limit of policy HL4. I see no reason to make an exception to the rule in this particular case.
 8. I disagree with the appellants' view that the test in policy HL4 should relate solely to the additional volume of the proposed dormers, and not to the cumulative volume of the whole replacement dwelling. If that were the case, small incremental additions could be used as a mechanism for undermining the policy's objective of preventing over-large replacement dwellings in the countryside.
 9. I accept that the dwelling would be secluded. It is away from the road and largely screened by trees. But just because something is not visible to passers-by, it does not automatically make it acceptable. It is an argument that could be repeated too many times.
 10. I have considered all the other matters raised, but none is sufficient to outweigh my conclusion that the appeal should be dismissed.

Ruth V MacKenzie

INSPECTOR



Appeal Decision

Site visit made on 24 April 2007

by **Kathleen Wiggins BA (Hons) MA**

an Inspector appointed by the Secretary of State
for Communities and Local Government

The Planning Inspectorate
4/11 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

☎ 0117 372 6372
email: enquiries@pins.gsi.gov.uk

Date: 10 May 2007

Appeal Ref: APP/M2325/A/06/2029599

Larkfield, Lodge Lane, Singleton, Poulton-le-Fylde, Lancashire, FY6 8LT

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr A Normington against the decision of Fylde Borough Council.
- The application (Ref 06/0666), dated 2 July 2006, was refused by notice dated 27 September 2006.
- The development proposed is described as "resubmission of application 05/1084 in respect of alterations to roof of existing annexe and erection of dormer to rear elevation."

Summary of Decision: The appeal is allowed and planning permission granted subject to conditions set out in the Formal Decision below.

Procedural Matters

1. The proposal is described as above on the application form. However, the application under appeal is not identical to the previous application (05/1084) and I have dealt with it simply as a proposal for alterations to the roof of the existing annexe and the erection of a dormer to the rear elevation.
2. A Tree Preservation Order, 1994 No.1 (Clifton), was submitted with the Council's completed appeal questionnaire. However, after careful perusal of this document, I am satisfied that it does not relate to the appeal site.

Main issue

3. I consider that the main issue in this appeal is the effect of the proposal on the character and appearance of both the existing dwelling and the surrounding countryside.

Planning Policy

4. The development plan for the area includes the Joint Lancashire Structure Plan 2001–2016 (SP), adopted in March 2005, and the Fylde Borough Local Plan, As Altered, October 2005 (LP).
5. SP Policy 5 provides that development outside principal urban areas, main towns and market towns will be appropriate to its location in scale and nature, and will mostly take place in villages and settlements.
6. The appeal site is within an area designated in the LP as countryside, and LP Policy SP2 precludes development in such areas, with certain exceptions, one of which comprises minor extensions to existing residential buildings. Extensions to dwellings in the countryside are dealt with by LP Policy HL4. This policy requires that such proposals should not involve substantial enlargement, where the resulting development would be out of keeping, by virtue of scale,

design or materials, with the rural character, or traditional dwellings, of the area. LP Policy HL5 sets out criteria for house extensions, including the requirement that they should be in keeping with the existing building and not adversely affect the street scene.

Reasons

7. Larkfield is located on the west side of Lodge Lane and comprises a two storey detached dwelling with an attached single storey annexe, set in a spacious garden. There is open countryside to the south of Larkfield and large, detached dwellings in substantial plots to the north. On the east side of Lodge Lane, almost opposite the appeal site, there is an imposing gatehouse to Singleton Hall, an extensive property in large grounds which is currently being converted to residential apartments.
8. The proposed extension to Larkfield involves increasing the ridge height of the roof over the single storey annexe by about 1.2 metres, and constructing a dormer, with 3 windows, in the rear elevation of this roof. The dormer would measure about 9.2 metres wide by about 1.2 metres high and about 2 metres at its deepest point, with a sloping roof over. The space created within the raised ridge and dormer would provide 2 bedrooms and a bathroom.
9. In my view, the proposed roof alterations and dormer window would not have a significant effect on the present character and appearance of Larkfield. I am not unduly concerned about the increase in ridge height, since, even with its raised roof, the annexe would still be lower than the main building, and would therefore appear subordinate in scale. The rear dormer would be seen above a prominent ground floor conservatory, and would be set within the roof elevation in such a way that elements of the existing roof slope would be retained on both sides of the dormer. Given these factors, I consider that the resulting construction would not appear excessively bulky, nor, in my view, would it dominate the entire roof slope.
10. The Council states that, by virtue of its size and scale, the proposed extension would be out of character with the existing house, and that, when taken together with previous extensions, it would exceed the guideline increase of 25% - 33% recommended in the preamble to LP Policy HL4. I do not have details of the size of previous extensions, or the size of the original house, but I note that the appellant does not dispute the Council's statement in this respect. However, I am mindful that the aim of LP Policy HL4 is to maintain the established character of countryside areas by the avoidance of over-large dwellings and extensions which substantially overwhelm the original dwelling. For the reasons set out in paragraph 9 above, I do not consider that the proposed, relatively modest, extension would have the effect of overwhelming the original property, nor do I consider that it would make the existing building appear unacceptably large. Furthermore, I am satisfied that the proposed extension would not be of such significant size or scale as to harm the character of the original dwelling.
11. The areas to the north and east of Larkfield are characterised by substantial, detached dwellings, of traditional design, set in spacious, well-landscaped plots. In this context, I consider that the proposed extension would result in a

dwelling that remains in keeping with surrounding residential properties. Furthermore, I have taken into account the fact that Larkfield is set well back from Lodge Lane, and that its southern boundary is densely screened by mature trees. In this setting, I do not consider that either the increased roof height of the annexe, or the rear dormer window, would appear visually obtrusive or dominant when seen from any public viewpoints along Lodge Lane. Whilst I am sympathetic to the Council's overall concern to protect the character of the countryside, I do not agree therefore that the proposed extension would be detrimental to visual amenity, as suggested by the Council.

12. For the above reasons, I conclude that the proposed extension would not have a harmful effect on the character and appearance either of Larkfield or of the surrounding countryside. I also find that there would be no conflict with SP Policy 5, or with the aims of the LP policies summarised above. I do not consider that any conflict with the guidelines set out in the preamble to LP Policy HL4 is sufficiently serious as to warrant refusal of this appeal.

Other matters

13. I have taken full account of the representations of Singleton Parish Council, but, for the reasons set out above, I do not share their view regarding the increased size of the annexe, or its effect on the character of Lodge Lane.
14. I have also considered the concern, expressed by both the Council and the Parish Council, that this proposal would set a precedent for other similar development elsewhere in the countryside. However, given the limited nature of this proposal, and my conclusion regarding its effect, I do not consider that a harmful precedent would be set.

Conditions

15. I have considered the conditions put forward by the Council in the light of Circular 11/95. I agree that, in the interests of the appearance of the building, the facing and roofing materials should match those of the existing house and details should be submitted for approval. I also agree that, in view of its countryside location where additional dwellings may be contrary to policy, a condition should be imposed to ensure that the use of the extension remains ancillary to the main house. I prefer, however, to use the wording of Model Condition 47 in Circular 11/95, rather than that suggested by the Council.

Conclusions

16. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed.

Formal Decision

17. I allow the appeal and grant planning permission for alterations to the roof of the existing annexe and the erection of a dormer to the rear elevation at Larkfield, Lodge Lane, Singleton, Poulton-le-Fylde, Lancashire, FY6 8LT in accordance with the terms of the application Ref. 06/0666 dated 2 July 2006, and the plans submitted therewith, subject to the following conditions:

- 1) The development hereby permitted shall begin before the expiration of three years from the date of this decision.
- 2) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.
- 3) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
- 4) The extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Larkfield

Kathleen Wiggins

INSPECTOR



Appeal Decision

Site visit made on 17 April 2007

by **Susan Holland** MA DipTP MRTPI

an Inspector appointed by the Secretary of State
for Communities and Local Government

The Planning Inspectorate
4/11 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

☎ 0117 372 6372
email: enquiries@pins.gsi.gov.uk

Date: 1 May 2007

Appeal Ref: APP/M2325/A/06/2031823

Peel Hill Poultry Farm (now known as Valentines Farm), Peel Road, Peel, Blackpool, FY4 5JU

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr & Mrs P Bleakley against the decision of Fylde Borough Council.
- The application Ref 06/0692, dated 19 July 2006, was refused by notice dated 18 October 2006.
- The development proposed is a new first floor extension over the existing bungalow walls.

Decision

1. I dismiss the appeal.

Reasons

2. The statutory Fylde Borough Local Plan As Altered, via Policy HL4, permits *minor extensions* to existing residential buildings in countryside areas under Policy SP2, but does not permit proposals to *enlarge substantially* an existing dwelling in countryside areas *where the resulting development, by virtue of its scale...would be out of keeping with the rural character of the area or other traditional dwellings in the location*. Paragraph 3.52 of the Plan text explains that *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 main issue in this appeal is therefore the effect of the proposed extension upon the character and appearance of the surrounding area in the light of Policy HL4.
3. The appeal site contains a simple bungalow, rectangular in form with a minor gable-ended projection to the rear. The appeal proposal would replicate this form to add an upper storey, doubling the floorspace and increasing the volume of the original dwelling by approximately 61%. The explanatory text to HL4 at paragraph 3.52 defines *modest extensions* as *normally not exceeding 25% of the volume of the original premises but in no circumstances exceeding 33%*. The appeal proposal would therefore result in a very substantial excess of volume over and above the uppermost tolerance of the statutory policy.
4. Set upon elevated ground on the east side of Peel Road, and backed by open fields, the modern bungalow on the appeal site looks out over a wide expanse of open countryside to the west. To the south 3 further bungalows and a 2-

storey house (on the opposite side of the road at a bend beyond the entrance to Gillet's Farm caravan park) form a loosely-dispersed group. To the north, a broad band of open fields intervenes between the appeal site and the cluster of dwellings at the Peel Road/Whitehills Road junction, beyond which lies the Whitehills Business Park.

5. Though not regarded as a 'traditional' built form, the existing bungalow is fairly typical of agricultural workers' dwellings in the recent past, and is not at odds with its rural location. The proposed design would change it into a 2-storey dwelling somewhat more typical of the urban housing estate. Similar examples are also to be found among modern farmhouses. However, the proposal to add an upper storey to the existing bungalow would result in a much bulkier and, on this site, more conspicuous structure. In emphasising its elevation both above the surrounding open land, especially to the west, and above the neighbouring dwellings, the proposal would transform the bungalow into a dominant building. In contrast to the existing bungalow, the resulting house would not be absorbed into its rural surroundings, but would draw attention to itself as a prominent 'residence'. I therefore conclude, on balance, that the appeal proposal would have a materially harmful effect upon the character and appearance of the surrounding area, and would conflict materially with the provisions of the statutory development plan which tolerates only *minor* or *modest* extensions and defines these specifically and clearly.
6. The submitted photographs concentrate upon the approach to the appeal site from the south, in which views of the site are obstructed by the bend and by boundary hedges. However, on approach from the north the elevation of the existing building is more obvious and minimally-screened. Those examples of extensions to which the Appellant refers in the surrounding area represent partial additions rather than the superposition of a complete upper storey. The example of the replacement dwelling allowed on appeal is, as the Appellant maintains, a highly dominant structure but it is more closely contained within a group of existing houses and not, as is the appeal site, set at the outer edge of a dispersed group consisting largely of bungalows. The only example of a 2-storey house in proximity to the appeal site stands closer to the roadside and is set at a lower land level than the appeal site: so that the appeal dwelling as proposed to be altered would be much the more dominant structure. These factors do not, in my view, amount to material considerations sufficient to outweigh my conclusion on the main issue. My overall conclusion is that the appeal should be dismissed.

Susan Holland

INSPECTOR

REPORT



REPORT OF	MEETING	DATE	ITEM NO
STRATEGIC PLANNING AND DEVELOPMENT	PLANNING POLICY SCRUTINY COMMITTEE	28 TH JUNE 2007	6

Extending Your Home – Draft Supplementary Planning Document

Public item

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

Summary

Work is progressing in preparing the Draft Supplementary Planning Document (SPD) jointly with Blackpool Council and Wyre Borough Council.

This report outlines the content of the Draft SPD, the associated Sustainability Appraisal Report and the Habitats Regulation Assessment. It is intended that formal public consultation be undertaken on these documents.

The results of the consultation exercise will help inform the drafting of the final SPD at a later stage. The results of the consultation and the draft policy will be brought to a future meeting of this Committee.

Recommendations

1. That the proposed consultation arrangements for the production of the Extending Your Home – Draft Supplementary Planning Document and the Sustainability Appraisal Report be noted;
2. That the Committee recommends to the Portfolio Holder that the Draft SPD and the Sustainability Appraisal Report be approved for public consultation; and
3. That the outcome of the public consultation process be referred back to Committee when the results of consultation are received.

Cabinet Portfolio

The item falls within the following cabinet portfolio:

Development and Regeneration

Councillor Roger Small

Report

1. Background
 - 1.1 Supplementary planning advice can be a useful tool in setting out the Council's policy and practice on a specific planning issue and in a way that users of the planning system can find helpful and informative. Supplementary Planning Documents (SPDs) do not have development plan status, however they do comprise part of the Local Development Framework for the area. They can be used to expand upon policy or provide further detail to policies in development plan documents. Their production should be informed by extensive community involvement and Sustainability Appraisal. Whilst SPDs are subject to public consultation they are not subject to independent examination.
 - 1.2 The requirements for SPD production are set out in primary legislation (Planning and Compulsory Purchase Act 2004), Regulations (the Town and Country Planning (Local Development) (England) Regulations 2004) and guidance (principally PPS12: Local Development Frameworks). When preparing SPD local planning authorities should aim to ensure, amongst other things, that documents are:-
 - Fit for purpose;
 - Consistent with national planning policy and in general conformity with regional planning policy; and
 - Subject to a Sustainability Appraisal (although the level of appraisal necessary will be influenced by the nature of the SPD).
 - 1.3 In relation to planning applications, a significant element of the Council's caseload involves considering applications for extensions to dwellings. The adoption of supplementary guidance on good practice for extensions will help promote quality development and consistency in decisions by letting applicants and professional agents know the factors that the planning authority will normally be looking at. Potentially the document could be useful to inform permitted development extensions.
 - 1.4 Blackpool Council, Fylde and Wyre Borough Councils are producing a Joint House Extensions Supplementary Planning Document : *Extending Your Home*. It is

intended to provide guidance to applicants and their agents on the preparation of high quality and sustainable designs for planning applications for house extensions across the three Boroughs. Members will recall that preliminary ideas about the type of information to be included in the guidance were the subject of a consultation exercise undertaken between 9th February and 23rd March 2007. A copy of the Statement of Consultation produced in response to that exercise is attached as Appendix 1 for Members information. Where appropriate the responses to the Pre-production Consultation Document have been used to influence the Draft SPD.

- 1.5 A detailed draft document has now been prepared and is attached as Appendix 2 for Members' consideration. The guidance considers two main factors – the general design of residential extensions and impact on residential amenity. In relation to design, the guidance sets out the main elements of scale, form and detailing and gives examples of good and bad practice. In relation to residential amenity, the guidance sets out parameters in terms of the issues of overlooking, overshadowing and privacy.
 - 1.6 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 draft SPD against available baseline data and sustainability objectives. A detailed document has now been prepared and is attached as Appendix 3 for Members consideration.
 - 1.7 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 draft SPD & Sustainability Appraisal Report for comments. Consultation with Natural England on the Screening Report is currently ongoing. A copy of the HRA Screening Report is attached as Appendix 4 for Members consideration.
2. Consultation Draft SPD
- 2.1 It is recommended that the Committee approve the draft guidance and the Sustainability Appraisal Report for initial consultation. In addition to meeting minimum requirements set out in the above Regulations, the Council is required to ensure that consultation is in accordance with the provisions of its Statement of Community Involvement (SCI). Members will recall that a Submission Draft SCI was approved for consultation for 6 weeks consultation (30th August 2006 – 11th October 2006). It is intended that consultation on the Draft SPD follow the guidelines set out in the SCI.
 - 2.2 It is proposed that the consultation period will run for a maximum of 6 weeks (which is the maximum allowed under Regulation 18(3)). In order to publish the SPD for consultation the Council is required to do the following :-
 - Make copies of the SPD available at its principal offices and any other places considered appropriate;
 - Prepare a statement setting out its consultation arrangements;
 - Publish the SPD and the associated material on its website;
 - Prepare and publish a Sustainability Appraisal;
 - Advertise the SPD in the local press; and
 - Make a request for conformity with the regional strategy.

2.3 Members will recall that Officers of Fylde Borough Council have undertaken to manage the various consultation exercises involved in the production of the document on behalf of the three authorities. It is proposed that the three Councils publish the Draft SPD for formal consultation purposes at the end of July 2007.

2.4 It is essential that any SPD be linked to development plan policies, which provide a clear basis for the supplementary guidance. The Extending Your Home SPD is linked to policies HL4, HL5, SP2, SP3 & SP6 of the Fylde Borough Local Plan - Alterations Review (October 2005). Appendix 1 of the Draft SPD (attached as Appendix 2 to this report), also identifies the relevant policies contained in the Adopted Blackpool Local Plan (June 2006); the Adopted Wyre Borough Local Plan (July 1999) and the 1st Deposit Draft Wyre Borough Local Plan 2001-2016 (April 2004).

3. The Next Stages

3.1 Following the period of formal consultation, the Council is required to consider valid representations and prepare a report summarising the main issues raised and how they are addressed in the document. Changes can then be made to the SPD and the document taken forward to adoption. It is intended that the final SPD be reported back to this Committee prior to its adoption. It is anticipated that the document be adopted in Spring 2008.

Implications	
Finance	No direct implications
Legal	No direct implications
Community Safety	The draft SPD includes information and advice relevant to crime prevention.
Human Rights and Equalities	No direct implications
Sustainability	The draft SPD includes information and advice relevant to sustainable development and climate change.
Health & Safety and Risk Management	No direct implications

REPORT AUTHOR	TEL	DATE	DOC ID
Mark Sims	(01253) 658656	June 2007	

LIST OF BACKGROUND PAPERS		
Name of document	Date	Where available for inspection

File S1		Planning Policy Section Town Hall St Annes
---------	--	--

Attached documents

Appendix 1 : Extending Your Home – Supplementary Planning Document : Pre-Production Consultation Document , Statement of Consultation.

Appendix 2 : Extending Your Home – Draft Supplementary Planning Document.

Appendix 3: Extending Your Home – Supplementary Planning Document, Sustainability Appraisal Report.

Appendix 4 : Extending Your Home – Supplementary Planning Document, Habitats Regulation Assessment.

**Extending Your Home –
Supplementary Planning Document : Pre-production
Consultation Document**

STATEMENT OF CONSULTATION

July 2007



Preface

Blackpool Council and Fylde and Wyre Borough Councils are producing a Joint House Extensions Supplementary Planning Document 'Extending Your Home' which is intended to provide guidance to applicants and their agents on the preparation of high quality and sustainable designs for planning permission for house applications across the three Boroughs.

The 'Extending Your Home' document will provide guidance on extensions to houses and other domestic development. It is intended that it will set out the standards the three Councils will use in assessing planning applications for extensions.

The Supplementary Planning Document will be supplementary to the following Local Plans: Adopted Blackpool Local Plan (June 2006), the Fylde Borough Local Plan - Alterations Review (October 2005), Adopted Wyre Borough Local Plan (July 1999) and the 1st Deposit Draft Wyre Borough Local Plan 2001-2016 (April 2004).

The first stage in the production of this new document was to consult with a range of stakeholders on the Pre-production Consultation Document.

A Joint Register of Consultees was set up for the three Councils. In total 1159 consultees were notified about this consultation exercise during the period 9 February – 23 March 2007.

The following people or groups were consulted:

- All those that we are required to consult by the 2004 Regulations;
- Government Departments;
- Elected Councillors;
- LSP Members;
- Planning Agents; and
- Local residents and businesses who are known to have an interest in this issue through their regular involvement in planning applications involving extensions or through involvement in planning policy formulation.

9 bodies, organisations and individuals responded to the Pre-production Consultation Document. This report provides a complete set of all the 39 written comments received in response to the document. The report also sets out how the Councils intend to address the issues raised and how the production of the draft supplementary planning document '*Extending Your Home*' is to be influenced. It is the Councils intention to make this Statement of Consultation publicly available at the same time as publishing the draft supplementary planning document.

What do you think about the current design quality of house extensions?

Respondent	Comment	Response
Mrs I Bagot	Mixed views. Some blend in nicely but others become 'eyesores'. I feel any design should be looked at initially "Does this fit in/blend in with overall area, in particular houses/etc in areas." We all want to improve our property but we need to think how it will fit in.	Comment noted.
Mr I Darbyshire	<p>I assume there is in this question a distinction between design and build quality. Design quality being pointed at planning issues whilst build quality is mainly to do with building standards.</p> <p>Many of the legacy extensions, from say the early sixties to nineties, are not in keeping with the architecture of the house itself or its immediate surrounding. Specifically there has been a tendency to allow over development of buildings leading to loss of outdoor amenities, privacy and greater demands on the existing services / infrastructure. However in recent times there has been visible evidence that this trend is reducing.</p>	Comment noted. Part C, Design Note 1 of the Draft SPD specifically includes guidance on the following: General Design Principles, Bulk and Scale, and Overlooking and Privacy.
United Utilities	Whilst it is often not regarded as a planning matter, the presence of underground utility services can cause problems for home extensions. Applicants do not realise that it is their responsibility to check for the presence of underground utility services and this can cause delays, extra costs and in some cases prevent the extension being built and can cause a lot of upset. It would be most helpful if the applicants responsibility in this regard was pointed out at an early stage.	Comment noted. Section B8 of the draft SPD specifically includes guidance on applicants responsibilities.

Have you ever submitted a planning application for a house extension? If so, how could the Councils development control service be improved to help you with your application?

Respondent	Comment	Response
Mrs I Bagot	Not actually submitted a plan. However discussed a possible proposal of application to extend. The control service have a set system that covers most of the requirements required to put an effective proposal forward which covers relevant information.	Comment noted.
Mr I Darbyshire	I have made submissions for planning consent and had no difficulty. However, designing to comply with the building standards required considerable background theoretical research effort. I am therefore left with the feeling that there is an imbalance and it was far too easy to achieve planning consent. Whilst an in-depth look at the building regulations justifies their existence there does not seem to be an equivalent rigor for the planning requirements. Maybe the House Extensions SPD will go some way to rectifying this.	Comment noted. The draft SPD provides guidance on how to find out if planning permission is needed and a brief explanation of permitted development rights as they relate to private dwellings. It will also identify where appropriate advice can be sought.

Is current local plan policy guidance adequate?

Respondent	Comment	Response
Mrs I Bagot	Very little/if any amendments are needed.	Comment noted.
Mr I Darbyshire	As a resident I don't think I have seen it. This maybe because I have not needed to go to any depth in the subject? Therefore No comment.	Comment noted.
Lancashire County Council	No Comment.	Comment noted.
United Utilities	Whilst it is often not regarded as a planning matter, the presence of underground utility services can cause problems for home extensions. Applicants do not realise that it is their responsibility to check for the presence of underground utility services and this can cause delays, extra costs and in some cases prevent the extension being built and can cause a lot of upset. It would be most helpful if the applicants responsibility in this regard was pointed out in the local plan.	Comment noted. Section B8 of the draft SPD specifically includes guidance on applicants responsibilities.

Is there a need for a new supplementary planning document dealing with house extensions?

Respondent	Comment	Response
Mrs I Bagot	Yes, this document fully meets and covers all aspects required for dealing with a planning application. We must keep up with 'Progress' and continually look to our future needs and requirements.	Comment noted.
Campaign to Protect Rural England	Yes.	Comment noted.
Mr I Darbyshire	Based on my limited knowledge of what information is available my answer is yes.	Comment noted.
English Heritage	English Heritage supports the joint Councils action to secure high quality design in their areas.	Comment welcomed.
Lancashire County Council	No Comment.	Comment noted.
United Utilities	Yes.	Comment noted.

Should the new SPD be consistent over the three local authority areas?

Respondent	Comment	Response
Mrs I Bagot	Yes, wherever possible. The key breakdown of needs for the 3 Boroughs clearly shows each has certain individual needs. However an initial guidance for all 3 should be set out and then an awareness of other Councils needs. Whilst working together we must remember each Borough is vastly different in its own way.	Comment noted.
Campaign to Protect Rural England	Yes.	Comment noted.
Mr I Darbyshire	I am of the understanding that the House Extensions SDP is a guide to the local authority area's Development Frameworks which are in someway linked to the Secretary of State's requirements. Therefore there should be a degree of consistency by virtue of the link. This may be the case for the top level requirement but because of the diversity of development aspirations (e.g. tourist, residential, rural etc.) of the Borough's I suspect this can not be entirely the case when it comes to lower level implementation. Indeed consistency of implementation may not be desirable as it will stifle individuality. I suggest that there should be only one House Extensions SDP that should allow for variations, but should try to co-ordinate the endeavours of the individual Borough's Development plans.	Comment noted. 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 applications across the three Boroughs. The Joint House Extensions SPD aims to consider two main factors – sustainable design and construction; and the impact on residential amenity.
Lancashire County Council	No Comment.	Comment noted.
United Utilities	It is not for United Utilities to comment on this.	Comment noted.

Have we got the proposed aims, issues and contents right?

Respondent	Comment	Response
Mrs I Bagot	Just right. Careful consideration has been assessed to suit all 3 Boroughs. Working together must benefit us all long term.	Comment noted.
Campaign to Protect Rural England	Yes.	Comment noted.
Mr I Darbyshire	Yes but please refer to the following suggestions.	Comment noted.
Lancashire County Council	In general yes, but see below.	Comment noted.
Natural England	We welcome the intention to produce this SPD and agree that it should cover sustainable design and construction, promote high quality design, standards to encourage consistent decision making.	Comment welcomed.
United Utilities	Yes.	Comment noted.

What key issues do you think the SPD should address?

Respondent	Comment	Response
Mrs I Bagot	A straight forward – simple as possible form of guidance for all parties wishing to submit a claim. We must take account of any plan and how it fits in with the community. We need to maintain any plan to blend in with the area. How will it affect business's = housing area. It must not lower an area where selling the building would be at a loss because of design, etc.	Comment noted.
Campaign to Protect Rural England	<p>We believe the following views should be translated into policy statements in the SPD and be in addition to other policy statements dealing with developments in general.</p> <p>1) Existing design - When considering an extension opportunities to correct previous poor design of the main building should be sought, so as not to perpetuate any undesirable features. In addition, the design of the extension should not exacerbate poor design features in the main building and, in any case, the design of the extension should be in keeping with the main building. Where the site is in a designated area the design of the completed building should, where appropriate, conform to the vernacular of that area.</p> <p>2) Lighting - To avoid light pollution and to illuminate the required areas as efficiently as possible all new external lighting should meet the recommendations of the Institute of Lighting Engineers. In addition, where poorly designed lighting already exists a further condition should be applied, where practicable, to bring that lighting up to ILE standards.</p>	<p>1) Comment noted. Part C, Design Note 1 of the Draft SPD specifically includes guidance on General Design Principles. This offers guidance on the main features, which a well designed extension should respect or complement so as to be in keeping with the original house.</p> <p>2) Comment noted. Section B13 of the draft SPD includes a householder guide to sustainable design and construction methods.</p>

	<p>3) Parking provision – Off-street parking should be a determining factor when assessing an application for an extension. Additional off-street parking should be required, wherever it is necessary and/or possible, as a part of the development. It should not be acceptable just to maintain existing provision unless that is adequate for the enlarged building.</p> <p>4) Permitted development rights – Where prior development rights exist on the main building such rights should be nullified if they interact or conflict with the proposed extension. In other words the later proposal should take precedence over earlier ones.</p> <p>5) Development history - The application should be assessed with due regard to previous developments and extensions.</p> <p>6) Cumulative and sequential impact - In rural areas, where development is in general strictly controlled, the scale of all previous extensions, both completed or only approved, along with that of the extension under consideration, should normally be limited to a proportion of the volume of the original building or buildings. It should not be acceptable to allow a sequence of extensions that could completely swamp the original building or buildings. Similarly the appearance of the original structure(s) should not be lost as a result of a series of extensions unless the proposed appearance better matches that of other structures in the area.</p> <p>7) Visual impact on the surroundings - Applications for</p>	<p>3) Comment noted. Any parking provision will be determined in accordance with the Councils adopted parking standards. Part C: Design Note 1 of the draft SPD specifically includes reference to the Joint Lancashire Structure Plan, Parking Standards (March 2005).</p> <p>4) Comment noted. Paragraphs A1.3 - A1.4 of the draft SPD specifically refer to permitted development rights.</p> <p>5) Comment noted. Section B11 of the draft SPD includes a section on ‘How to Make a planning Application’.</p> <p>6) Comment noted. Part C, Design Note 10 in the draft SPD includes guidance relevant to extensions in rural areas. In rural areas the overall objective is to control substantial additional building where development is not normally allowed.</p> <p>7) Comment noted. Part C, Design Note 1 of the Draft</p>
--	--	--

	<p>extensions should be assessed for impact on the surrounding area, the vistas from neighbouring properties, from roads, from footpaths, etc. including the impact after dark. In particular developments should not be permitted to sever a right of way and where it would be necessary to change the line of a right of way all the appropriate bodies should be consulted.</p> <p>8) Noise - Extensions where the proposed use could result in significant noise levels should not be permitted where they would reduce the distance to neighbouring properties to such an extent that a nuisance could be created. Even where substantial structural design and good sound insulation are proposed for an extension close to a neighbouring property if openings exist which might be left open either intermittently or for longer periods then permission should be withheld.</p> <p>9) Scale - The total increase in volume of all extensions to properties in rural areas should not normally be greater than 25% of the volume of the original building(s), and not more than 33% in exceptional circumstances.</p>	<p>SPD specifically includes guidance on General Design Principles. This offers guidance on the key elements, which a well designed extension should have regard to.</p> <p>8) Comment noted. It is not considered appropriate to deal with potential residential noise impacts through planning guidance. Appropriate protection is afforded through the Building Regulations.</p> <p>9) Comment noted. Part C, Design Note 10 in the draft SPD includes guidance relevant to extensions in rural areas. In rural areas the overall objective is to control substantial additional building where development is not normally allowed.</p>
Mr I Darbyshire	<p>1) A homeowner desiring a house extension generally knows their personal requirements for the functions it is intended to satisfy. However, they may in many cases have no interest or only a rudimentary knowledge of existing planning requirements. I suggest the House Extensions SPD would benefit from a section defining who has the responsibility for obtaining planning consent and how authority for the design, execution of the build, etc. shall be delegated.</p>	<p>1) Comment noted. The draft SPD provides guidance on how to find out if planning permission is needed and a brief explanation of permitted development rights as they relate to private dwellings. It also identifies where appropriate advice can be sought.</p>

	<p>2) It is my understanding that the House Extensions SPD is intended to be a guide lines document covering the cardinal planning requirements. The document format, under review, indicates that a considerable amount of information on diverse requirements will be needed. From the view of the planning applicant (i.e. the homeowner) the proposed House Extensions SPD sections will seem to be extensive. Historically, as can be seen from existing building extensions, the response to complex requirements is to ignore them. To deter this approach to planning requirements it could be useful to include, in the House Extensions SPD, the legally binding aspects. There may be a need to make it mandatory for all involved Architecture, Designers, Builders, etc. to check for planning consent (or no approval required). I would go further and require them to apply and obtain a 'licence to proceed' or at least see and sign the planning consent documentation before commencing any works.</p> <p>3) With respect to conservation areas and listed buildings there is a potential dilemma with respect to maintaining the historical mature of building whilst achieving future environmental requirements. I have no solution; however some guidelines in the House Extension SPD may be of benefit.</p>	<p>2) Comment noted. The draft SPD provides guidance on how to find out if planning permission is needed and a brief explanation of permitted development rights as they relate to private dwellings. It also identifies where appropriate advice can be sought.</p> <p>3) Comment noted. Partc: Design Note 9 of the Draft SPD specifically includes guidance on Conservation Areas and Listed Buildings.</p>
Lancashire County Council	<p>There is no reference to micro-renewables under part B (p5). Given their growing importance and the need to meet relevant targets for renewable energy it is an issue that should be included, preferably under a discreet heading.</p>	<p>Comment noted. Section B13 of the draft SPD includes a householder guide to sustainable design and construction methods. It provides information on current Government consultation document dealing with proposals to relax permitted development rights in respect of installation of microgeneration equipment</p>

		on residential property.
United Utilities	Whilst it is often not regarded as a planning matter, the presence of underground utility services can cause problems for home extensions. Applicants do not realise that it is their responsibility to check for the presence of underground utility services and this can cause delays, extra costs and in some cases prevent the extension being built and can cause a lot of upset. It would be most helpful if the applicants responsibility in this regard was pointed out in the SPD.	Comment noted. Section B8 of the draft SPD specifically includes guidance on applicants responsibilities.

What else do you think we need to include?

Respondent	Comment	Response
Mrs I Bagot	When actually up for discussion a simple reminder of 'common sense approach' to all requests. This helps both parties and sets the situation on the right level for all concerned.	Comment noted.
Mr I Darbyshire	<p>1) A requirement not covered by planning matters but associated is the need for any extension to comply with the current building regulations. I suggest that the House Extensions SPD should highlight this. I further suggest that if possible, maybe driven by the Local Development Framework, there should be a mandatory requirement, when a property changes hands to bring it as far as possible up to the current environmental and energy saving requirements standards. The required level would be governed by the Building Regulations for specific cases and would have the effect of improving the general quality of the areas building stock. This could be efficiently implemented if there was a link between the planning department and the property conveyance solicitor / land registry and this would also aid enforcement.</p> <p>2) The residents local to a particular proposed building extension have normally been informed of the intent to develop. They may also have an indication of its visual impact from an Artist's impression and / or Architect's drawings and in some cases the detailed drawings. They are however shocked to find that the final building is not as initially defined e.g. greater footprint, taller, geographically positioned differently and lacking the landscaping indicated on the Artist's impression. I suggest that the House</p>	<p>1) A working group of Planning Policy, Development Control and Building Control officers from the three Councils has been established. Building Control Officers have therefore been involved in the production of the SPD.</p> <p>Section B2 of the draft SPD states that Building Regulations are also of relevance. Section B13 of the Draft SPD includes information and advice on Sustainable Development and Construction.</p> <p>2) Comment welcomed. Section B14 of the of the draft SPD includes a commentary on Planning Enforcement.</p>

	<p>Extensions SPD has a section defining the consequences and penalties for deviating from the original planning application without appropriate resubmission for changes. This section should also include penalties for retrospective permission applications.</p> <p>3) Most houses are mortgaged and as the deeds are usually held by the Mortgage Company / Solicitor the house holders tend to have not read or even seen them. So the House Extensions SPD would benefit from a reminder statement to check the deeds covenants and also if applicable the land leasing conditions.</p> <p>4) I assume that there exist guidelines applicable to each type of property referring to its allowable number of occupants. When property is extended maybe the House Extensions SPD should include clarification on occupancy levels.</p>	<p>3) Comment noted. Section B6 of the draft SPD refers to covenants.</p> <p>4) Comment noted. Any such restriction is outwith the remit of the Town and Country Planning system.</p>
English Heritage	<p>I note that a section will be included to cover the special considerations necessary when dealing with conservation areas and listed buildings. I suggest that this is broadened to also include locally important buildings and development which may effect the settings of designated (listed buildings, scheduled monuments, registered parks and gardens and conservation areas) and locally important assets. You could also highlight the need for early consultation with the local authority's conservation officer.</p> <p>I refer you to the publication from CABI and English Heritage <i>Building in Context</i> which although it deals with new development in historic areas includes principles some of which will be applicable to house extensions; I would</p>	<p>Comment welcomed. Part C: Design Note 9 of the draft SPD also relates to locally important buildings and locally important assets.</p>

	particularly refer you to the questions set out on page 37 "Appraising a Proposal".	
Environment Agency	<p>We are pleased to see the commitment to sustainable construction contained it is intended to include in Part B of the document. However, as you know, substantial parts of the area are shown within Flood Zone 3 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) in our Flood Maps issued in January 2007. Whilst domestic extensions are defined as minor development in PPS 25 (Development and flood Risk) (see footnote 7 on page 7 of the PPS), paragraph E9 and D15 of the PPS requires that all applications should be supported by an appropriate flood risk assessment.</p> <p>Paragraph D 17 of PPS 25 advises developers to consult our flood risk standing advice for the requirements for a flood risk assessment. Attached is an extract from the standing advice covering householder and other minor extensions, which shows the measures we would expect to see incorporated into extensions and covered by the flood risk assessment. Standing advice can be accessed through our website at http://www.environment-agency.gov.uk/aboutus/512398/908812/.</p>	Comment noted. Section B13 of the draft SPD deals with Sustainable Development and includes reference to the need for an appropriate flood risk assessment. It also makes reference to how the standing advice can be accessed.
Lancashire County Council	There should be reference to the JLSP 'Landscape and Heritage SPG' which is concerned with the quality and character of the built fabric. It is particularly relevant under	Comment noted. Paragraph A2.5, Design Note 10 and Appendix 1 of the draft SPD includes reference to JLSP 'Landscape and Heritage SPG'.

	the 'Rural Areas' section under Part B (p6).	
Natural England	<p>It should promote local character and distinctiveness and if appropriate this could vary for different locations, and need not respect local authority boundaries.</p> <p>We would welcome within part B a section in relation to protected species. This would be a valuable opportunity to draw attention to the fact that extensions where roof alterations are included can have an impact on protected species, such as bats, where they may occupy roof spaces. We ask if you would include the paragraph as follows:</p> <p><i><u>Protected Species</u></i> <i>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.</i></p>	<p>Comment noted. Section B13, Sustainable Development of the draft SPD includes reference to protected species.</p>

	For further information please visit the Natural England web site, www.naturalengland.org.uk	
North West Regional Assembly	<p>I would like to take this opportunity to inform you of the current situation regarding the Regional Spatial Strategy. As you are aware the Adopted RSS Regional Planning Guidance for the North West (RPG13) now forms an integral part of the development plan and should be given due consideration in the production of the SPD. In addition 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. As the document is now somewhat progressed in the process towards its adoption, it should also be given some consideration when forming new policy documents.</p> <p>Due to its regional scope, the RSS is concerned with more strategic issues and provides only broad guidance on the likely issues raised by the proposed SPD.</p> <p>You will also be aware that we have now published the North West Best Practice Design Guide. You may find this a particularly useful document as it provides guidance on many areas that the SPD may consider such as, Design and Security, EcoHomes, Energy Efficiency, Use of Renewable Energy, Sustainable Drainage and Modern Methods of Construction.</p> <p>I hope this is of some assistance.</p>	Comment noted. Paragraph A2.5 of the draft SPD includes reference to Regional Spatial Strategy.
United Utilities	Whilst there is no current shortage of potable water in the north west of England, predictions on global warming and increased use of water by our customers means we cannot	Comment noted. Section B13 of the draft SPD includes a householder guide to sustainable design and construction methods.

	<p>be complacent. When customers extend their homes this is 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 the SPD is an opportunity for the three towns to demonstrate their responsible 'green' vision for the future.</p>	
--	--	--



Extending Your Home Draft Supplementary Planning Document

Blackpool Council
Fylde Borough Council
Wyre Borough Council

Local Development Framework

July 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.

Habitat Regulation 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.

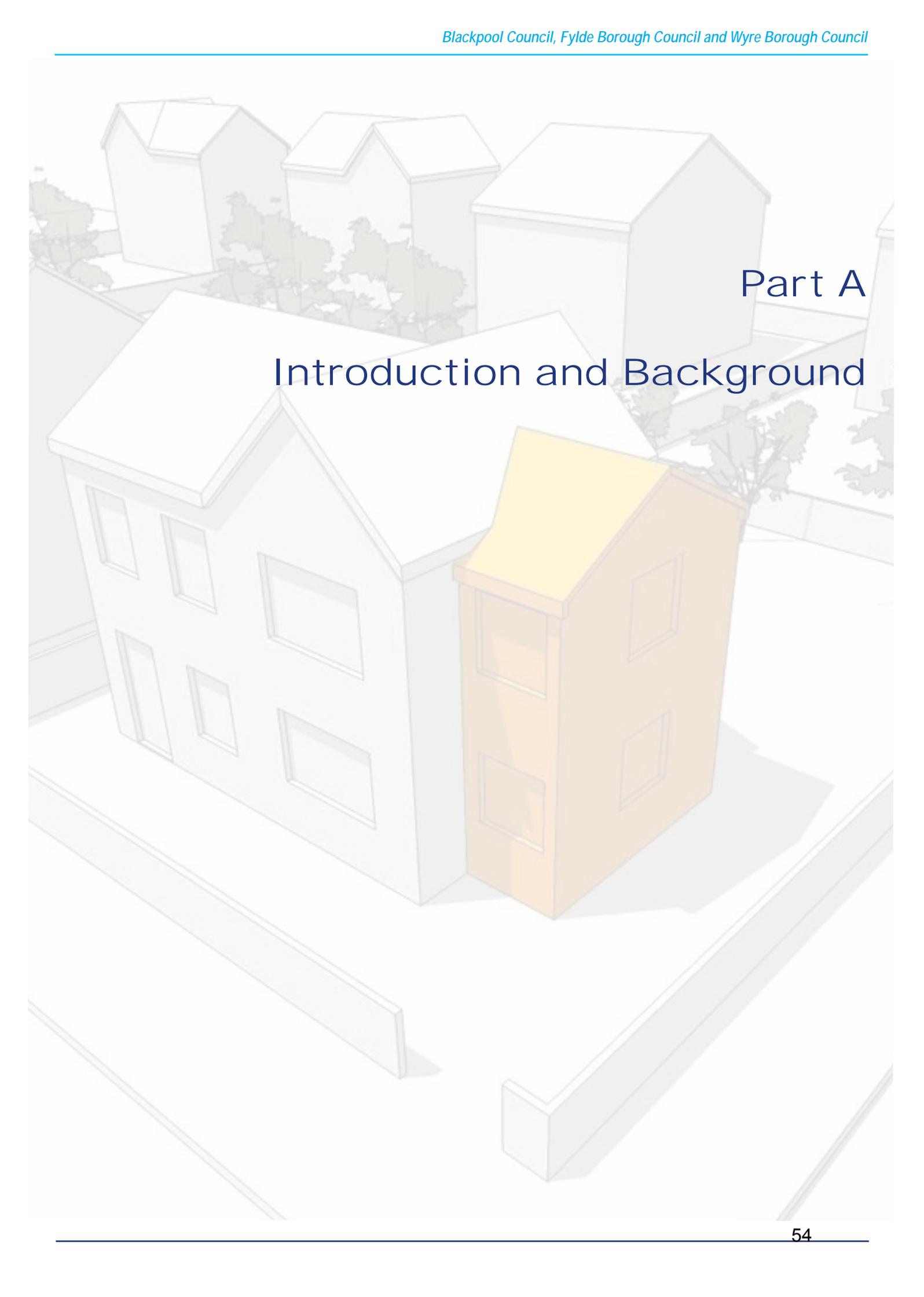
Statutory Development Plan Consists of the Regional Spatial Strategy and Development Plan Documents. The starting point for the determination of planning applications.

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.

CONTENTS

		PAGE
PART A:	INTRODUCTION AND BACKGROUND	
A1	Introduction	A1
	Thinking of Extending Your Home	A1
	Do I Need Planning Permission?	A1
	Get Advice	A1
	Building Regulations	A1
	How to Use This Document	A2
A2	Background – why and how this document has been produced	A3
	The Aims and Purpose of this Document	A3
	Extensions above First Floor Level	A3
	Statutory Guidance and Procedures	A4
	Consultation and Public Involvement	A4
	Commenting on this Draft SPD	A4
	Sustainability Appraisal	A5
	Habitat Regulation Assessment	A5
PART B:	OTHER IMPORTANT INFORMATION AND ADVICE	
B1	Introduction	B1
B2	Building Control	B1
B3	Your Neighbours	B1
B4	Listed Building and Conservation Areas	B1
B5	Ownership	B2
B6	Covenants	B2
B7	Rights to Light	B2
B8	Sewers and Services	B2
B9	Special Circumstances	B3
B10	Joint Applications	B3
B11	How to Make a Planning Application	B3
B12	Whom to Contact	B3
B13	Sustainable Development and Climate Change	B4
B14	Enforcement	B5
PART C:	DESIGN GUIDANCE NOTES FOR EXTENDING YOUR HOME	
C1	Introduction	
Design Note 1	General Design Principles	
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	
APPENDIX 1	Local Plan Policy Basis for this Supplementary Planning Document	
APPENDIX 2	Householder Application Flood Risk Assessment	

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 some greenery. The text "Part A" is positioned in the upper right, and "Introduction and Background" is centered over the white house.

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	BH3, LQ1, LQ2, LQ6, LQ8, LQ9, LQ10, LQ14, NE3 and NE7
Fylde Borough Local Plan	HL4, HL5, SP2, SP3, and SP6,
Wyre Borough Local Plan	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.

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 draft SPD has been prepared following early consultation with key stakeholders and interested local groups. 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 Draft SPD

A2.9 This document is the draft version and will be subject to a formal six-week period of public consultation from 30th July 2007 to 7th September 2007. The Councils will consider all comments received during this consultation period when they produce the final version of the SPD. The adopted version will be accompanied by a schedule of the comments received together with the Councils' responses.

A2.10 The Councils invite representations on the pre-production consultation document. A separate representation form should be submitted for each representation made.

Either: Complete the online representation form, which is available at <http://www.fylde.gov.uk> to facilitate this purpose.

Or: If you are unable to submit your representation online, you can email it to planningpolicy@fylde.gov.uk

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)

Or

Alternatively, completed forms can be submitted in writing to Mr A Donnelly, Head of Planning (Policy), Fylde Borough Council, Town Hall, Lytham St Annes, FY8 1LW or faxed to 01253 713113.

A2.11 Please ensure that you state the following information with your comments:

- your name;
- the organisation you represent (if appropriate);
- your email address;
- your postal address;
- the document(s) you are commenting on (eg the Draft Extending Your Home Supplementary Planning Document & Sustainability Appraisal Report); and
- if applicable, a request to be notified at a specific address, of the adoption of the SPD.

A2.12 Comments must be received before 5pm on 7th September 2007.

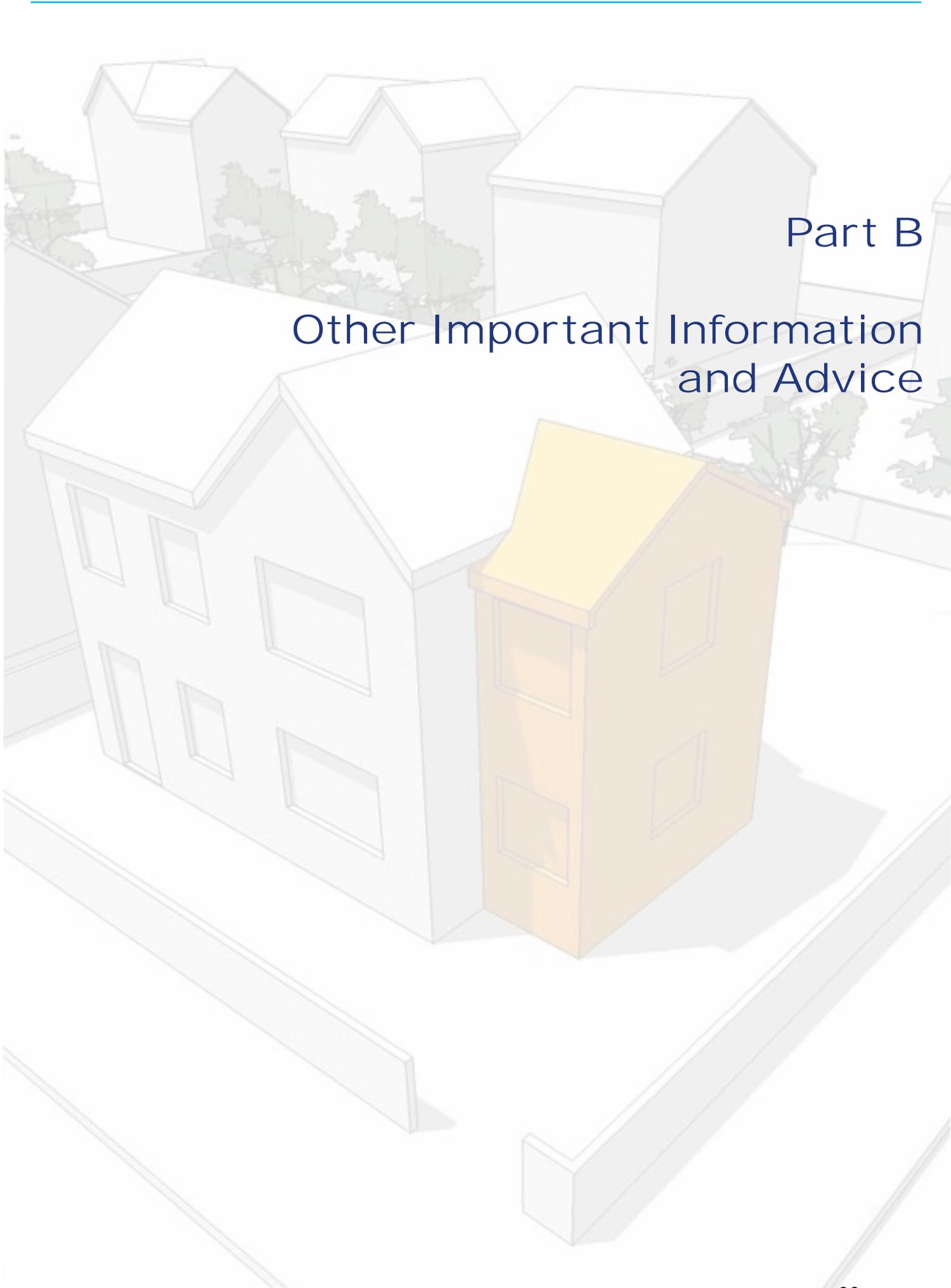
Sustainability Appraisal

A2.13 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 draft SPD against available baseline data and sustainability objectives.

A2.14 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.

Habitat Regulation Assessment

A2.15 A Screening Report has been produced which concludes that no full Habitat Regulations Assessment will be required for this SPD. The Screening Report has been published alongside the draft SPD & Sustainability Appraisal Report for comments. Consultation with Natural England on the Screening Report is currently ongoing.



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, deals with dangerous structure and ruinous and dilapidated 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 Ownership

- B5.1 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.

B6 Covenants

- B6.1 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.

B7 Rights to Light

- B7.1 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.

B8 Sewers and Services

- B8.1 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
Assett Protection
Lingley Mere Business Park
Lingley Green Avenue
Great Sankey
Warrington WA5 3LP

Tel: 01925 537257 Fax: 01925 537516

B9 Special Circumstances

- B9.1 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.

B10 Joint Applications

- B10.1 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.
- B10.2 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.
- B10.3 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.

B11 How To Make A Planning Application

- B11.1 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.

B12 Whom To Contact

- B12.1 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

B13 Sustainable Development and Climate Change

B13.1 It is now widely accepted that man-made climate change is the greatest environmental issue that the world faces today.

B13.2 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.

B13.3 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.

B13.4 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).

B13.5 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

B13.6 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

- B13.7 Please also check your Council's web site for up to date links to sustainable development information.

Waste Minimisation

- B13.8 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
- B13.9 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.

- B13.10 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.

- B13.11 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

- B13.12 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

- B13.13 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) in the Environment Agency Flood Maps issued in January 2007.

B13.14 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.*

B13.15 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

B13.16 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

B13.17 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.

B13.18 For further information please visit the Natural England web site, www.naturalengland.org.uk

Microgeneration Equipment

B13.19 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.

B13.20 Consultation on these proposals end on 27th June 2007. At the time of writing this draft document final amendments to Permitted Development were not available. Any changes to permitted development arising from this consultation will be included in the final document if available, otherwise separate advice will be published.

Crime Prevention

B13.21 Please remember to consider crime prevention issues, including home and personal security, when designing your extension, including:

- Will the extension will 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.

B13.22 Further information on the concept of Secured by Design can be found on www.securedbydesign.com

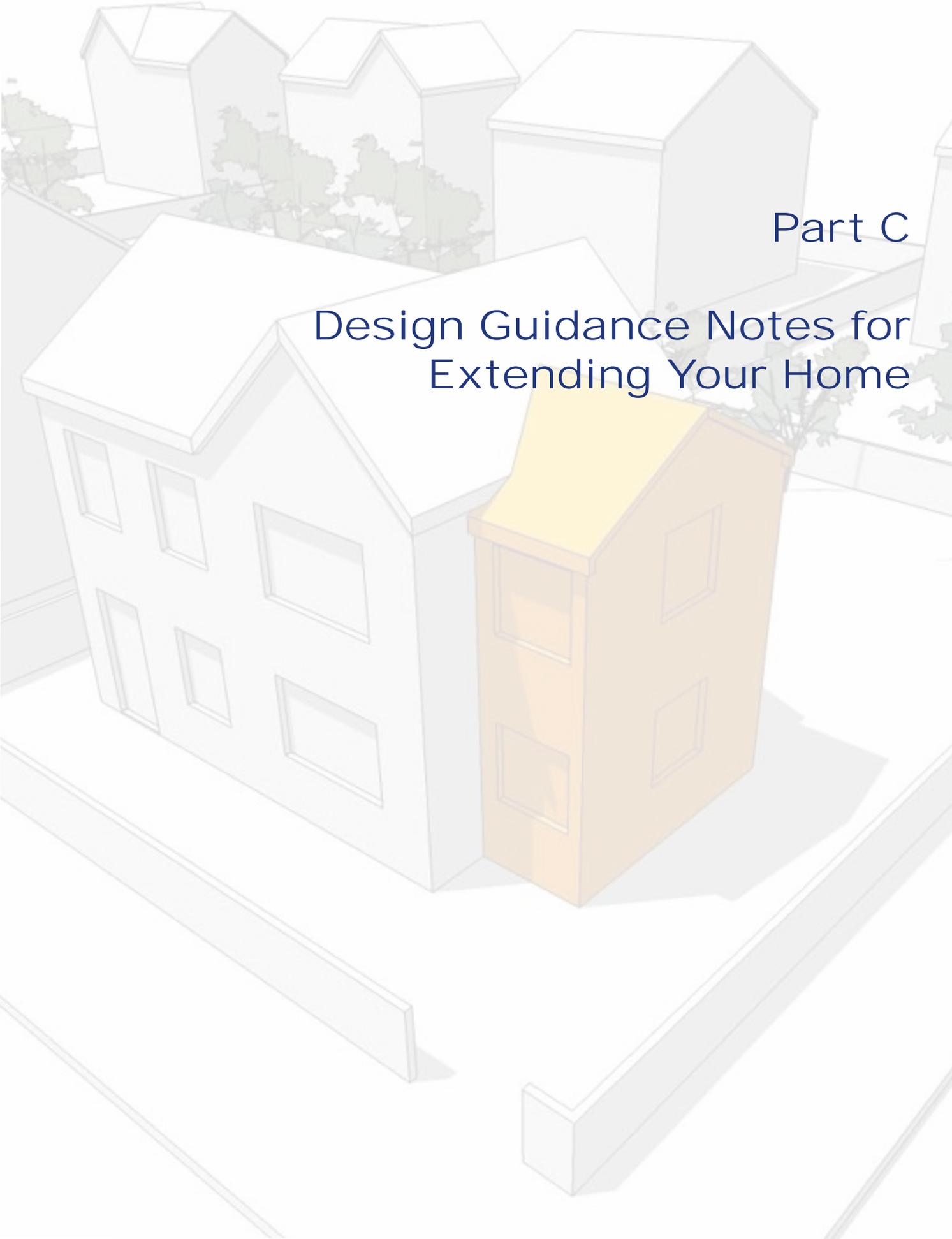
B14 Enforcement

B14.1 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.

B14.2 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.

-
- B14.3 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.
- B14.4 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.
- B14.5 Even where the Council decides that enforcement action is not appropriate, you should be aware that the development would remain authorised 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.



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.

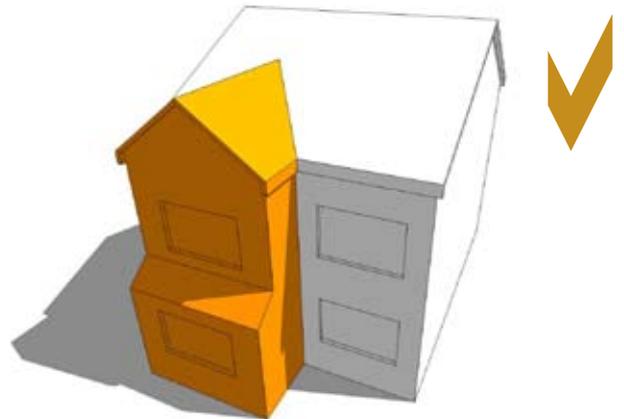
Daylight And Sunlight

- 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



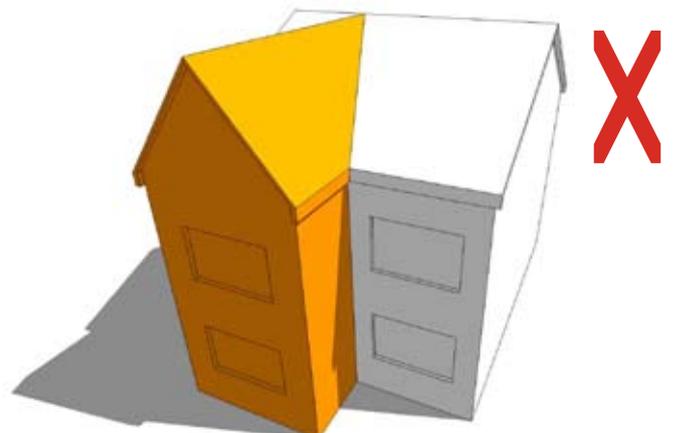
Subordinate Rear Extension



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 - Poor Design Practice



Design Guidance 2:
Single Storey Side Extension - 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



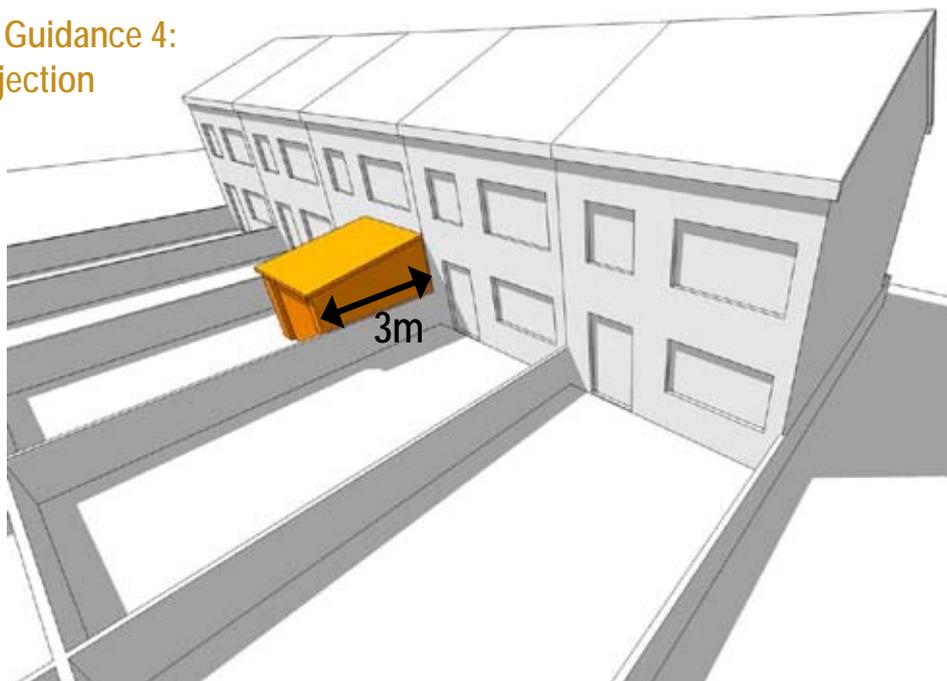
Good Design Practice

- 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)

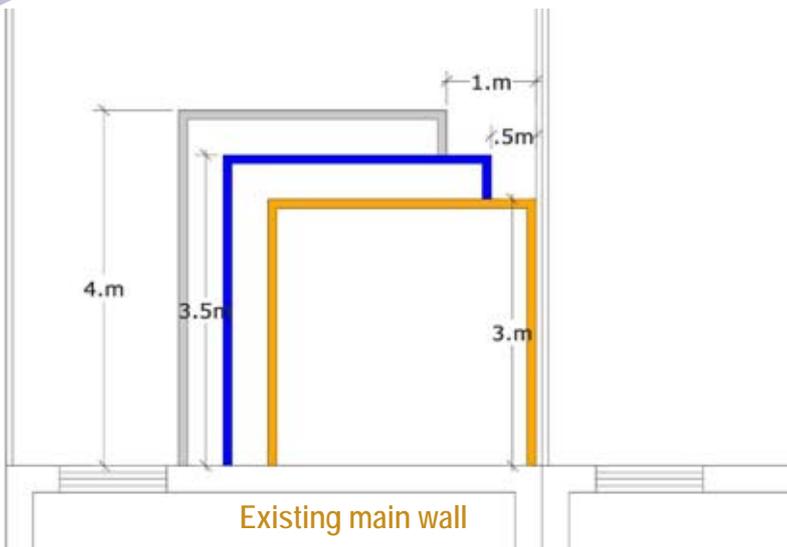
Design Guidance 4: 3m Projection



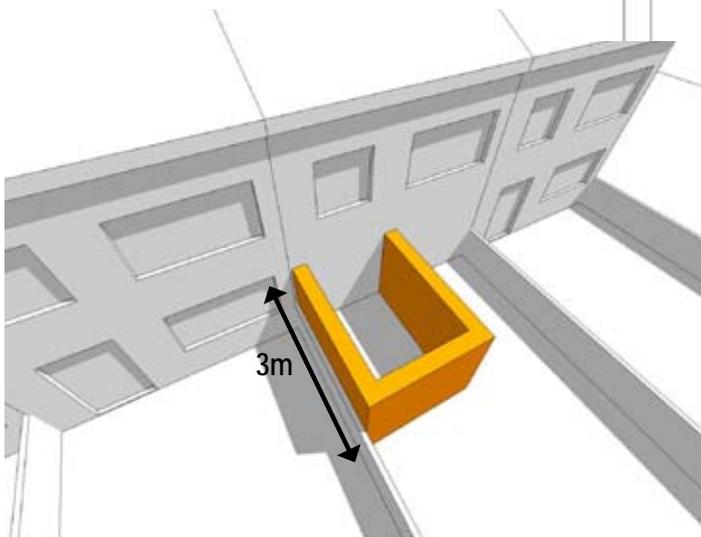
4

Design Note

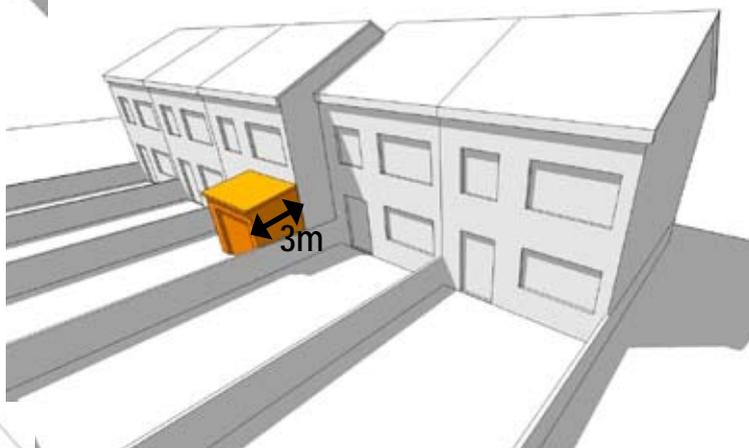
Design Guidance 4:
Maximum Projection
Single Storey Rear Extension Plan View



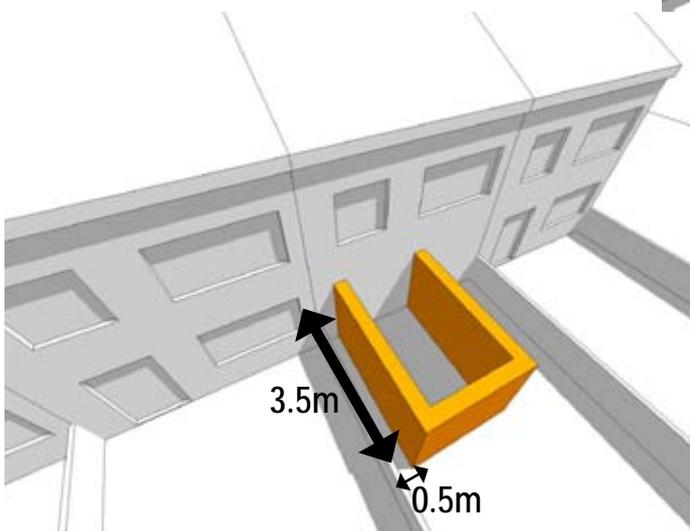
Design Guidance 4:
3m Projection along boundary



Design Guidance 4:
3m Projection Staggered Building Line



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

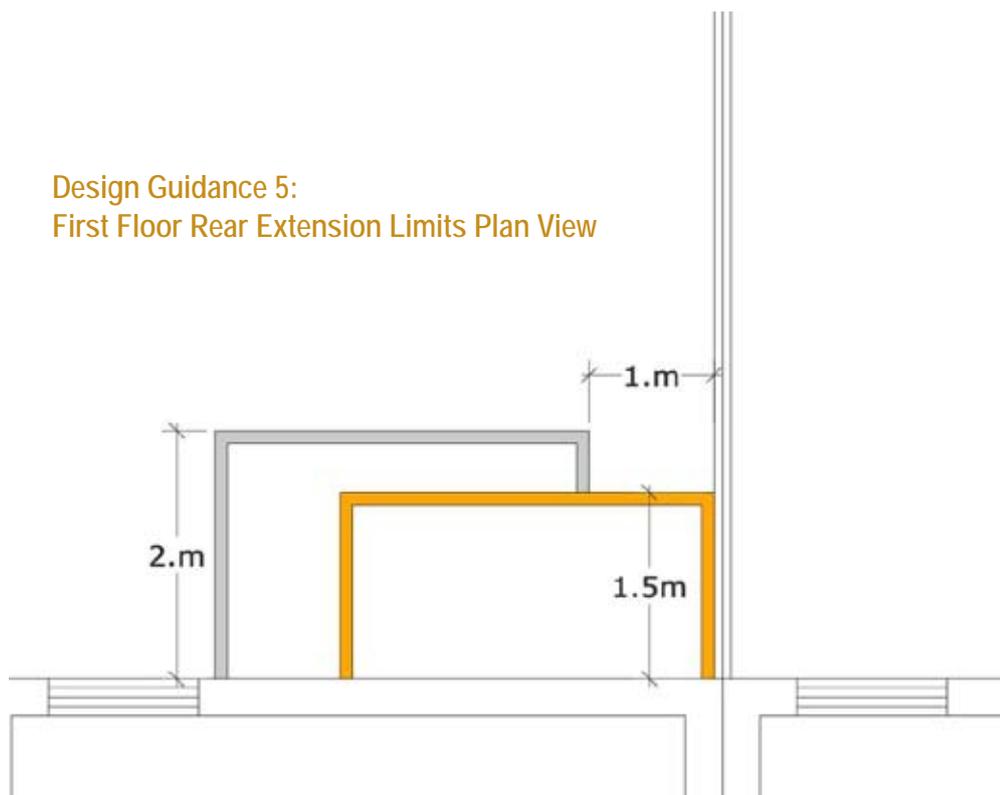


- 1 Rear extensions (and conservatories) can have a significant effect on the amenities of neighbours because, if badly designed, they can result in a loss of outlook, overshadowing, overlooking, or could have an overbearing and oppressive impact.
- 2 Rear extensions can also sometimes be visible from 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



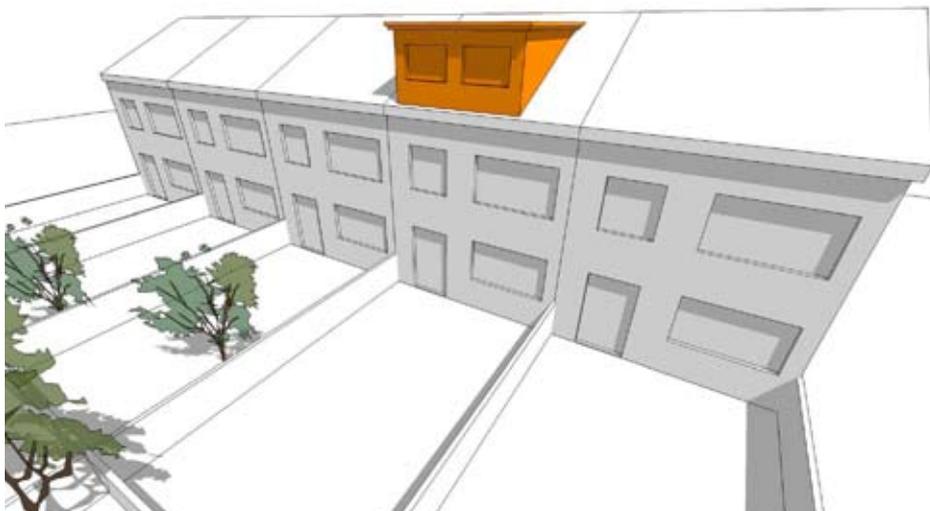
- 1 Because of their prominent position, dormers and roof extensions can have a significant effect on the appearance and character of a property or street.

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 - Poor Design Approach



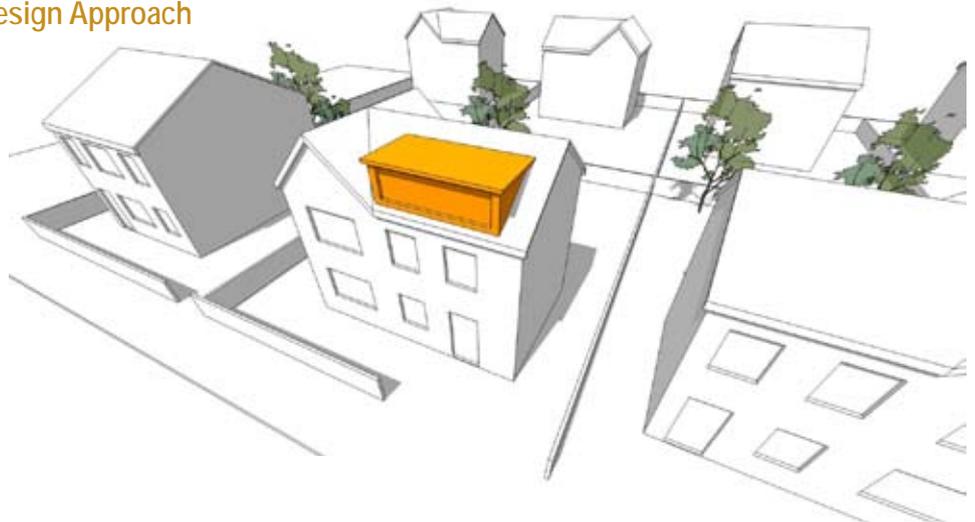
6

Design Note

Design Guidance 6:
Rear Dormer - Good Design Approach



Design Guidance 6:
Front Dormer - Poor Design Approach



Design Guidance 6:
Front Dormer -
Good Design Approach



1. In most cases, a single-storey extension will be preferable, as it will not have an undue 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. 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 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

7. 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).
8. The emphasis within Conservation Areas is on ensuring local character is strengthened, not diminished, by change.
9. 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.)

10. 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).
11. "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).

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:

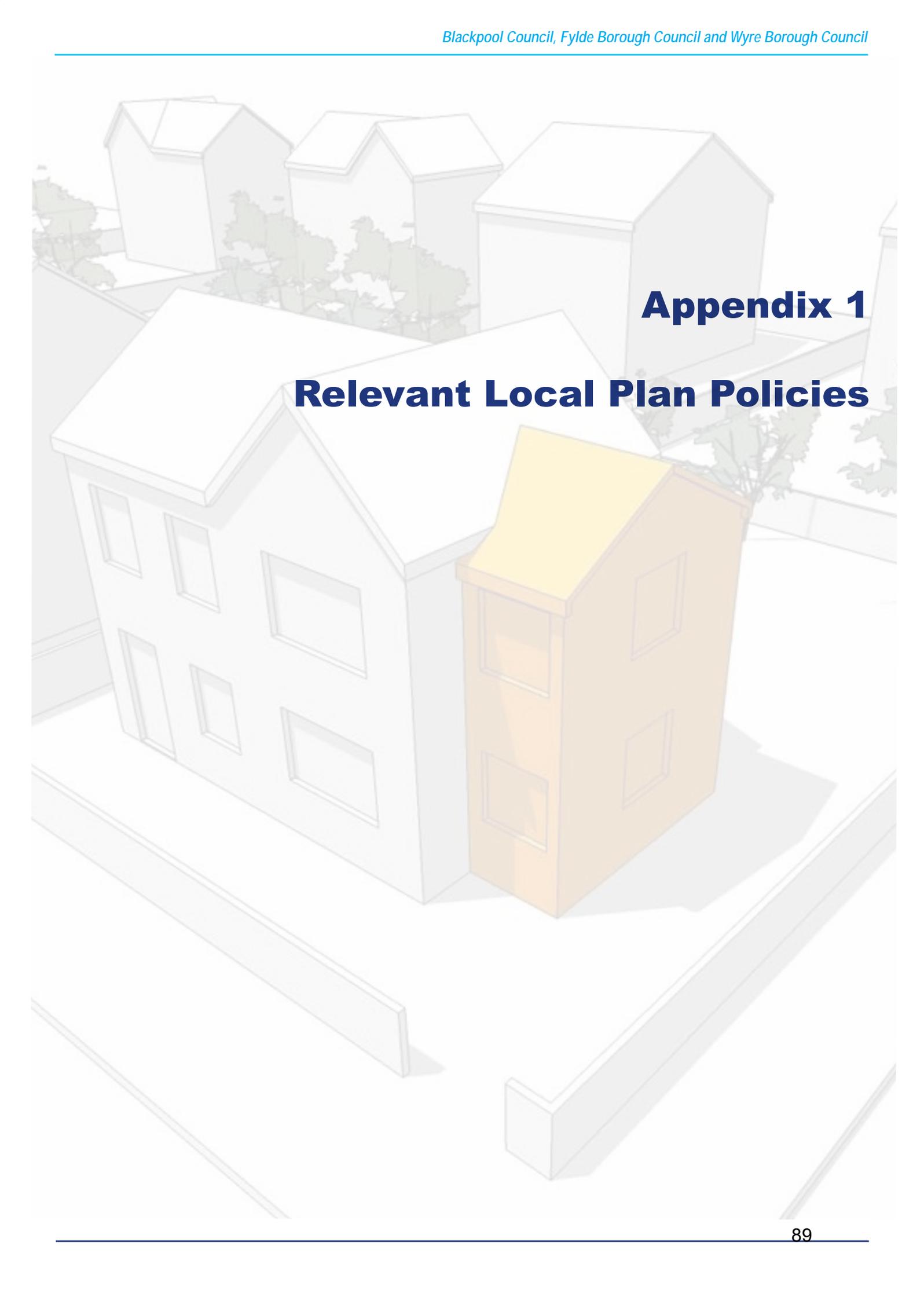
WYRE BOROUGH LOCAL PLAN 1ST DEPOSIT DRAFT 2001-2016 (APRIL 2004)

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)

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 a brown facade is highlighted. In the background, other houses and trees are visible. 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

-
- (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

-
- (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:

-
- 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)

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;
- (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.

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 Staining 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.

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

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 it's 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)

A 3D architectural illustration of a residential street. In the foreground, a large white house with multiple windows is shown. To its right, a smaller, two-story house is highlighted in a bright orange color. In the background, several other white houses of varying heights are visible, along with some green foliage. The scene is set on a street with a sidewalk and a road.

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



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

Extending Your Home – Supplementary Planning Document

Sustainability Appraisal

Final Report

July 2007



CONTENTS	PAGE
Components That Make Up The SEA Environmental Report	1
1.0 Summary and Outcomes	2
2.0 Background	8
3.0 Appraisal Methodology	11
4.0 Sustainability Objectives, Baseline and Framework	13
5.0 Appraisal of Strategic Options	19
6.0 Appraisal of Plan's Effects	22
7.0 Implementation and Monitoring	24
 APPENDICES	
Appendix 1: Sustainability Appraisal Framework	26
Appendix 2: Appraisal of Strategic Options	33
Appendix 3: Appraisal of the Effects of the Draft SPD	39
Appendix 4: Responses to Scoping Report Consultation	53
 LIST OF TABLES	
Table 1: SEA Directive Signpost Table	1
Table 2: The SA Process and Interface with SPD Production	11
Table 3: Timetable of SA Outputs and Tasks	12
Table 4: Plans, Policies and Programmes Reviewed	13
Table 5: Key Baseline Issues and Opportunities	14
Table 6: Potential Indicators	24

Blackpool Council, Fylde Borough Council, Wyre Borough Council
Joint *Extending Your Home* SPD

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

Blackpool Council, Fylde Borough Council, Wyre Borough Council
 Joint *Extending Your Home* SPD

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. Contact details are also provided, with information about how to comment on the Report during the consultation period.

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

Blackpool Council, Fylde Borough Council, Wyre Borough Council
Joint *Extending Your Home* SPD

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 draft 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 draft 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 draft 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 draft 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 draft SPD, several issues were identified and ultimately incorporated into the SPD prior to consultation. In general these issues were concerned with waste minimisation and the need to fully explore the incorporation of renewable energy sources. The draft 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.

Blackpool Council, Fylde Borough Council, Wyre Borough Council
Joint *Extending Your Home* SPD

1.20 Details are provided in the SA Report of the process that will follow the period of public consultation alongside the draft 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 draft 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 consultation on the draft 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 Public consultation on the Draft *Extending Your Home* SPD and the Sustainability Appraisal will run from 30th July 2007 to 7th September 2007.

1.24 All comments must be received by 5pm on 7th September 2007. Comments can be submitted by:

- Either – Complete the online representation form, which is available at ... (*actual details still to be finalised*)
- Or – If you are unable to submit your representation online, you can email it to planningpolicy@fylde.gov.uk
- Or – Alternatively, completed forms can be submitted to Mr A Donnelly, Head of Planning (Policy), Fylde Borough Council, Town Hall, Lytham St Annes, FY8 1LW or faxed to 01253 713113.

1.25 Please ensure that you state the following information with your comments:

- Your name;
- The organisation you represent (if appropriate);
- Your email address;
- Your postal address;
- The document(s) you are commenting on (e.g. the Draft *Extending Your Home* SPD & Sustainability Appraisal Report)

Blackpool Council, Fylde Borough Council, Wyre Borough Council
Joint *Extending Your Home* SPD

- If applicable, a request to be notified at a specific address, of the adoption of the SPD.

Blackpool Council, Fylde Borough Council, Wyre Borough Council
Joint *Extending Your Home* SPD

2.0 Background

Introduction

- 2.1 This report is the final Sustainability Appraisal (SA) of the Draft *Extending Your Home* Supplementary Planning Document (SPD), which has been produced jointly by Blackpool Council, Fylde and Wyre Borough Councils. This report has been prepared for consultation alongside the Draft *Extending Your Home* SPD.
- 2.2 Consultation on a SA Scoping Report for the *Extending Your Home* SPD took place between 12th February and 23rd March 2007 alongside a Pre-Production version of the SPD. The comments received during this consultation period and the response of Blackpool, Fylde and Wyre Council's to these representations is included in Appendix 4 of this report.

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

Blackpool Council, Fylde Borough Council, Wyre Borough Council
Joint *Extending Your Home* SPD

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 will, when adopted, replace 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:

Blackpool Council, Fylde Borough Council, Wyre Borough Council
Joint *Extending Your Home* SPD

- 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 Draft *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.

Blackpool Council, Fylde Borough Council, Wyre Borough Council
Joint *Extending Your Home* SPD

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 represents the completion of, up to and including, Stage C of the process, consultation on this report and the draft SPD, in addition, covers up to Stage D.

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

Blackpool Council, Fylde Borough Council, Wyre Borough Council
Joint *Extending Your Home* 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 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 The Scoping Report set out an initial assessment of:

- The relationship between the SPD and other relevant plans and programmes.
- Relevant sustainability objectives established at the national, regional and local level.
- The current environmental, social and economic baseline and any trends.
- The likely key sustainability issues.

3.6 The Report also set out the proposed methodology for the SA, giving details of its proposed level of detail and scope.

3.7 Comments on the Scoping 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 Scoping Report was published on the relevant Council's websites for a period of 6 weeks.

Blackpool Council, Fylde Borough Council, Wyre Borough Council
Joint *Extending Your Home* SPD

4.0 Sustainability Objectives, Baseline and Framework

Relationship with other Plans, Policies and Programmes

4.1 The Draft *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.

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

Blackpool Council, Fylde Borough Council, Wyre Borough Council
Joint *Extending Your Home* SPD

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

Blackpool Council, Fylde Borough Council, Wyre Borough Council
 Joint *Extending Your Home* SPD

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.

Blackpool Council, Fylde Borough Council, Wyre Borough Council
Joint *Extending Your Home* SPD

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.

Blackpool Council, Fylde Borough Council, Wyre Borough Council
 Joint *Extending Your Home* SPD

- 4.10 The sustainability objectives used for the SA of the draft 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.

Blackpool Council, Fylde Borough Council, Wyre Borough Council
 Joint *Extending Your Home* SPD

- 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 draft 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 draft SPD.
- 5.3 The preferred approach, presented by the draft 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.

Blackpool Council, Fylde Borough Council, Wyre Borough Council
 Joint *Extending Your Home* SPD

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.

Blackpool Council, Fylde Borough Council, Wyre Borough Council
Joint *Extending Your Home* SPD

- **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 draft 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 draft 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 draft SPD.
- 6.3 The draft 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.

Blackpool Council, Fylde Borough Council, Wyre Borough Council
 Joint *Extending Your Home* SPD

6.6 The draft SPD however performs least best on environmental objectives. Although the draft 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 draft 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 draft SPD, secondary, cumulative and synergistic effects were considered.

6.8 The secondary, cumulative and synergistic impacts of the draft 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 draft 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 consultation on the draft 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.

Blackpool Council, Fylde Borough Council, Wyre Borough Council
Joint *Extending Your Home* SPD

7.0 Implementation and Monitoring

- 7.1 The significant sustainability effects of implementing the draft 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 key next steps of the SA once the formal consultation on the SA Report along with draft SPD is complete will involve:
- Appraisal of any significant changes proposed to the draft SPD not already considered.
 - Publishing a statement following adoption of the SPD setting out the changes to the SPD in response to the SA process, the ways

Blackpool Council, Fylde Borough Council, Wyre Borough Council
Joint *Extending Your Home* SPD

- in which responses to consultation have been taken into account and confirmation of monitoring arrangements.
- Monitoring of the significant effects.

**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.
--	--	-------------------------------	--	-----------------------	--	---	--	--

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>
---	---

**APPENDIX 3:
APPRAISAL OF THE EFFECTS OF THE DRAFT 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 Draft *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>

<p>To improve the quality of water courses</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>High</p>	<p>N/A</p>	<p>N/A</p>		<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>
<p>To ensure the saving of water resources</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>Medium</p>	<p>District</p>	<p>Uncertain</p>		<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>
<p>To protect and enhance wildlife especially rare and endangered species</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>Medium</p>	<p>Local</p>	<p>Long Term</p>	<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>
<p>Prudent use of energy and natural resources</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, 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>								

APPENDIX 4:
**ANALYSIS OF REPRESENTATIONS RECEIVED DURING CONSULTATION
ON SA SCOPING REPORT & COUNCIL RESPONSES**

Appendix 4: Analysis of Representations Received During Consultation on SA Scoping Report & Council Responses

Why do you object to or support this?

Respondent	Comment	Response
Mrs I Bagot	<p>Support.</p> <p>A lot of hard work has gone into this report and I feel every part has been covered. This is not an easy task. All aspects – Health – Crime – Poverty all key issues that are affected by design changes. It can affect residents in various ways. Not everyone likes change and when it happens next to your property it can change your whole perspective on life. This report is trying to alleviate these concerns.</p>	<p>Comments welcomed.</p>
Mr I Darbyshire	<p>Support.</p> <p>I support the aims of the SA and its application to planning documentation. However because it is used as a planning document analysis tool its effectiveness in controlling development is very dependent on that of the planning document itself. Therefore please see above comments / suggestions on the House Extensions SPD.</p> <p>I take it that the SA will be applied to several documents that are live and subject to changes. It may not be practical / efficient to reapply the whole of the SA to the whole of each document under change. I suggest some form of limited change control which allows changes to documents to be classified and the extent of SA re-verification to be established. This could reduce the extent of rework as a consequence of a specific change without compromising the process or document integrity.</p>	<p>Comments noted.</p> <p>The SA Report of the Draft <i>Extending Your Home</i> SPD applies only to this SPD.</p> <p>As each local authority produces Local Development Documents (LDDs), each will undergo a SA process which is appropriate to each specific LDD, which may mean the each SA will differ.</p> <p>Any changes to documents would need to be fully assessed against the SA objectives and criteria prior to their inclusion.</p>
Natural England	<p><u>Habitats Regulations</u></p> <p>The European Court of Justice has held that land use plans are to be considered as ‘plans or projects’ within</p>	<p>Comments noted.</p> <p>A Habitats Regulation Assessment Screening</p>

	<p>the meaning of Article (3) and (4) of the Habitats Directive, and therefore, by implication, Part IV of the Conservation (Natural Habitats &c) Regulations 1994 (the Habitats Regulations). Relevant land use plans include Regional Spatial Strategies, Development Plan Documents and Supplementary Planning Documents. The aim of these regulations is to ensure that land use plans will not have an adverse effect on the integrity of any European sites.</p> <p>The SPD will need to be assessed with reference to the Habitats Regulations in as much as any policy may impact on an internationally designated area.</p>	<p>Report has been produced alongside the draft SPD and SA for consultation.</p>
<p>United Utilities</p>	<p>Object : Table 3.1 Water</p> <p>Whilst there is no current shortage of potable water in the north west of England, predictions on global warming and increased use of water by our customers means we cannot be complacent. When customers extend their homes this is 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 the SPD is an opportunity for the three towns to demonstrate their responsible 'green' vision for the future. There is no mention of saving water resources in this regard in the Sustainability Appraisal.</p>	<p>Comments noted.</p> <p>An objective has been inserted into the SA framework regarding the adoption of water saving methods in house extensions.</p>

How would you like to see the Sustainability Appraisal changed to overcome your objection?

Respondent	Comment	Response
Mr I Darbyshire	I have no objections.	Comment noted.
Natural England	<u>Natural Environment and Rural Communities (NERC) Act</u> The NERC Act came into force in England on 1 October. Section 40 of the Act states that "Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity". This is a new duty for Local Authorities and the Council may wish to make this obligation clearer within the document.	Comment noted. An objective has been inserted into the SA framework regarding the conservation, protection and enhancement of biodiversity.
United Utilities	Include relevant words about saving potable water by design of home extensions.	Comment noted. An objective has been inserted into the SA framework regarding the adoption of water saving methods in house extensions.

Are there any other plans, programmes or strategies that should have been considered?

Respondent	Comment	Response
Mrs I Bagot	The careful strategic planning has I feel covered all it can. Very well done.	Comment welcomed.
Mr I Darbyshire	None that I am aware of.	Comment noted.
Natural England	<p>We thank you for including the UK Biodiversity Action Plan, Working with the Grain of Nature, and PPS7. Your reference to PPG9 needs updating to PPS9.</p> <p>We ask if the following publications could be included in the list:</p> <p><i>Lancashire Biodiversity Action Plan.</i></p> <p><i>Environmental Quality in Spatial Planning, 2005.</i> A joint publication by Countryside Agency, English Nature, English Heritage and Environment Agency.</p> <p><i>'Landscape Character Assessment Guidance for England and Scotland'</i>, the Countryside Agency and Scottish Natural Heritage (2002). This is the accepted national guidance on assessment.</p> <p><i>'Countryside Character, Volume 2: North West England'</i>, Countryside Commission, and cross-reference it to the document above. Also include text within the document relevant to the character areas covered by the SPD.</p>	<p>Comments noted.</p> <p>Each of the publications suggested have been fully reviewed and included within the relevant section of the SA Report.</p>

Do you have or know of any further data that should have been considered in establishing the baseline?

Respondent	Comment	Response
Mrs I Bagot	None.	Comment noted.
Mr I Darbyshire	No	Comment noted.
Natural England	<p>In relation to our environmental interests and the baseline information, the information and indicators available from us includes:</p> <ul style="list-style-type: none"> • Protected Landscapes - boundaries of National Parks, Areas of Outstanding Natural Beauty (AONBs) and the location of Heritage Coasts; • State of the Countryside information; and Countryside Quality Counts, including the boundaries of character areas; • National Trail and Access information; and • Nature Conservation, Biodiversity and Geodiversity. <p>There are various information sources for this data and links can be found from our web site at www.naturalengland.org.uk. Another useful source is www.magic.org.uk, which is a web-based interactive map, bringing together geographic information on key environmental schemes and designations in one place.</p> <p>Natural England has a statutory duty under the Countryside and Rights of Way Act 2000 to prepare maps of all open countryside and registered common land in England, which have new rights of open access. Further information on this process, and copies of maps, can be found at www.openaccess.gov.uk.</p> <p>You may also find useful the following web site: www.natureonthemap.org.uk. This is one of Natural England's interactive map sites. In the MAPS tab you will discover a choice of maps about nature, including</p>	<p>Comments noted.</p> <p>The establishment of the baseline position is considered appropriate to the scope and extent of a house extensions SPD.</p> <p>Additional text has been added to the SA Report, within the relevant section, to cover the major landscape, countryside and nature conservation baseline, following extensive research into this area, which is considered sufficient.</p>

	<p>National Nature Reserves, other kinds or protected sites and areas of semi-natural habitats.</p> <p>National and Regional State of the Countryside Reports may help and are available via links on-line at www.naturalengland.org.uk. The State of the Countryside Reports provides facts and trends about the social, economic and environmental issues encountered in England's countryside. They present evidence against 20 key indicator themes, which include a number on environment and recreation:</p> <ul style="list-style-type: none"> • The state of natural resources – air quality, river quality; • Biodiversity – wild birds, SSSI condition, Biodiversity Action Plans (BAPs); • Sustainable land management – areas of woodland under sustainable management, woodland areas by species, countryside stewardship schemes, organic farmers, farm income trends; • How people use the countryside – day visitors' activity, visitors' social characteristics, residents of the countryside, travel and transport use, trip expenditure, domestic tourism, tourism trip expenditure, tourism activities. <p>Countryside Quality Counts (CQC) may also be useful, the CQC project has developed an indicator of change in countryside quality based on landscape character, in response to the 2000 Rural White Paper call for monitoring of changes in the countryside. Information on CQC is available via www.countryside-quality-counts.org.uk</p> <p>Within the CQC project a set of Character Area Profiles</p>	
--	---	--

	<p>for the Character Areas of England have been constructed which set out the key elements that give each area its sense of local distinctiveness, as well as the threats and opportunities facing those areas. The Character Area Profiles will be updated and extended to ensure that the information about the Character Areas, the threats and opportunities that exist in relation to sustaining their qualities, continue to be relevant to policy makers at national, regional and local scales.</p>	
--	---	--

Are there any other sustainability issues that should have been considered?

Respondent	Comment	Response
Mrs I Bagot	No.	Comment noted.
Mr I Darbyshire	Don't know.	Comment noted.
Environment Agency	<p>Whilst water quality, SUDS (Sustainable Drainage Systems) and Renewable Energy are covered, there is no mention of flooding. We feel that this is a significant issue in parts of the area covered and should be referred to.</p> <p>In table 5.1 we support the draft appraisal criteria in the section on Energy and Climate Change but feel that "Will the SPD minimise the risk of flooding" is unlikely to be a meaningful target. It is difficult to see what criteria could be included, as extensions in this area are unlikely to contribute to an increased risk of flooding. We would expect that extensions would incorporate flood-proofing measures and at least maintain floor levels at the height of the existing building. This ensures that individual developments incorporate all reasonable flood protection measures but is unlikely to have an effect on overall flood risk. In terms of measuring the SPD against flood risk, perhaps a target on the lines of "Will the SPD ensure that new developments incorporate suitable flood protection measures".</p>	<p>Comments noted.</p> <p>Appraisal criteria modified to reflect comments made.</p>
Natural England	<p><u>Baseline Issues and Opportunities</u> We consider that an environmental topic has been omitted. Within such a topic the council should have included protection and enhancement of Biodiversity interests, including habitats and protected species.</p> <p><u>Identified Sustainability Issues</u></p>	<p>Comments noted.</p> <p>An objective has been inserted into the SA framework regarding the conservation, protection and enhancement of biodiversity.</p>

	We consider that issues relevant to Biodiversity in general and in particular protected species including birds and bats that are often associated with buildings have been omitted.	
--	--	--

Are the draft sustainability objectives and indicators suitable?

Respondent	Comment	Response
Mrs I Bagot	Breakdown fully covers all aspects. No one can complain at the 'brainstorming' that must have taken place to reach the detailed indicators.	Comment welcomed.
Campaign to Protect Rural England	<p>We would like the following criteria and measures to be considered.</p> <p>Table 5.1 Topic areas: SOCIAL – Crime & safety, Neighbourhood & Community ENVIRONMENT - Landscape & Townscape Quality, Economic Health</p> <p>The following criteria may require new objectives to be considered.</p> <p>Draft Appraisal Criteria 1. 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</p> <p>Data source: i) Planning Enforcement Team ii) Planning applications register iii) Police complaints records iv) Parish Council channels to Council</p> <p>2. Will the SPD result in a reduction in retrospective planning applications for house extensions.</p> <p>Data source: i) Planning applications register ii) Planning enforcement team records</p> <p>3. Will the SPD mitigate against additional on-street</p>	<p>Comments noted.</p> <p>Appraisal criteria in SA framework modified to reflect all comments made.</p>

	<p>parking, as a result of potential increase in car presence at the site resulting from increased accommodation or business space.</p> <p>Data source: i) census data – adults/bedrooms/working from home/car ownership ii) police complaints records iii) planning applications register – number of house extensions permitted</p> <p>4. Will the SPD help reduce the number of Planning application objections raised by affected parties, and the number of escalations of applications to be heard at Planning Committee Data source: i) Planning Department records</p> <p>5. Will the SPD reduce the number of complaints reported on application plans or planning conditions not adhered to Data source: i) Planning department records ii) Planning enforcement team records</p>	
Mr I Darbyshire	Yes	Comment noted.
English Heritage	I note that the objective and appraisal criteria for cultural heritage covers the need to preserve and enhance the historic environment and respect local distinctiveness.	Comment noted.
Natural England	<p>We are disappointed that again the Council has not included any topic for Biodiversity.</p> <p>Generally we are concerned at the lack of an environmental focus in the whole report. Dwelling houses often provide habitat for bats, all species of which are protected under European legislation, and many buildings provide nest sites for birds that are legally protected during the breeding season. This should be thoroughly reflected in this sustainability appraisal and any forthcoming SPD.</p>	<p>Comments noted.</p> <p>An objective has been inserted into the SA framework regarding the conservation, protection and enhancement of biodiversity.</p>

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

Extending Your Home – Supplementary Planning Document

Habitats Regulation Assessment

Screening Report

July 2007



CONTENTS

	PAGE
1.0 Summary	1
2.0 Introduction	2
3.0 Methodology	4
Stage 1: Screening	
4.0 Plan Analysis (Steps 1 & 2)	7
5.0 Site Analysis (Step 3)	10
6.0 Assessment (Step 4)	14
Screening Assessment	14
Screening Matrix	36
No Significant Effects Matrix	38
Conclusion	39

LIST OF FIGURES

Figure 1: Flow Chart of Procedure for Consideration of a Plan or Project affecting a Natura 2000 site	5
Figure 2: Plan Showing the Extent of Natura 2000 sites Potentially Affected by the SPD	11

LIST OF TABLES

Table 1: Assessment of SPD Impacts on Ribble & Alt Estuaries SPA & Ramsar	14
Table 2: Assessment of SPD Impacts on Morecambe Bay (Wyre Estuary) SPA, Sac & Ramsar	17
Table 3: Assessment of SPD Impacts on Marton Mere SPA & Ramsar	27
Table 4: Assessment of SPD Impacts on Sefton Coast SPA, SAC & Ramsar	29

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 is awaiting confirmation from Natural England.

2.0 Introduction

- 2.1 Habitats Regulation 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.’

Blackpool Council, Fylde Borough Council, Wyre Borough Council
Joint *Extending Your Home* SPD

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 will be 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. It is hoped that consultation at this stage will help to ensure that the decision on the requirement for HRA will be robust and will support 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.

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

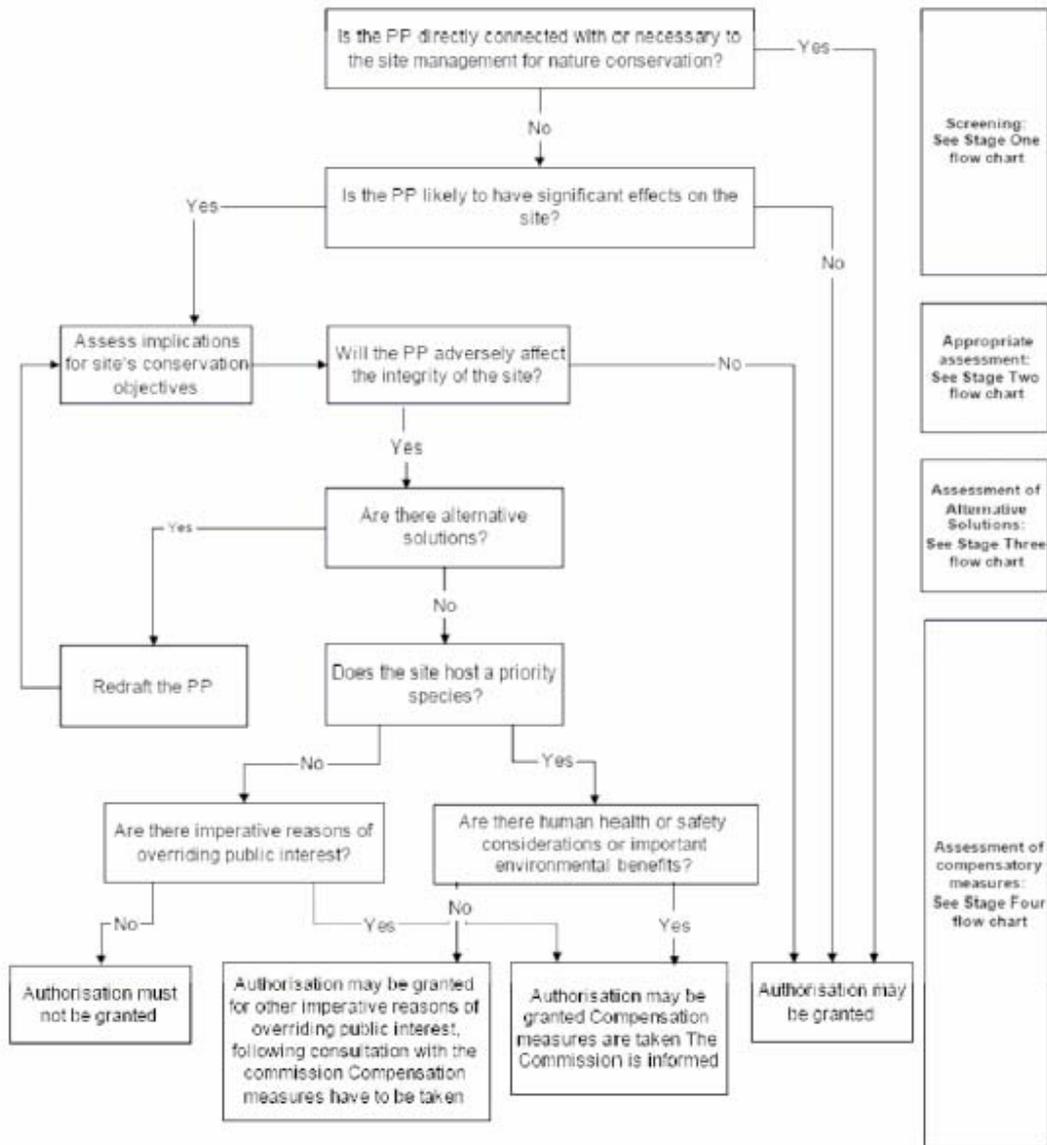
3.5 An assessment of compensatory measures where, in the light of an assessment of imperative reasons of overriding public interest (IROPI), it is deemed that the plan or project should proceed.

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 will determine whether the further stages of the HRA will need to be completed.

Blackpool Council, Fylde Borough Council, Wyre Borough Council
 Joint *Extending Your Home SPD*

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



Blackpool Council, Fylde Borough Council, Wyre Borough Council
Joint *Extending Your Home* SPD

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.

Blackpool Council, Fylde Borough Council, Wyre Borough Council
Joint *Extending Your Home* SPD

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.

Blackpool Council, Fylde Borough Council, Wyre Borough Council
Joint *Extending Your Home* SPD

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

Blackpool Council, Fylde Borough Council, Wyre Borough Council
Joint *Extending Your Home* SPD

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.

Blackpool Council, Fylde Borough Council, Wyre Borough Council
Joint *Extending Your Home* SPD

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.

Key

- Ramsar_NE
- SAC_NE
- SPA_NE

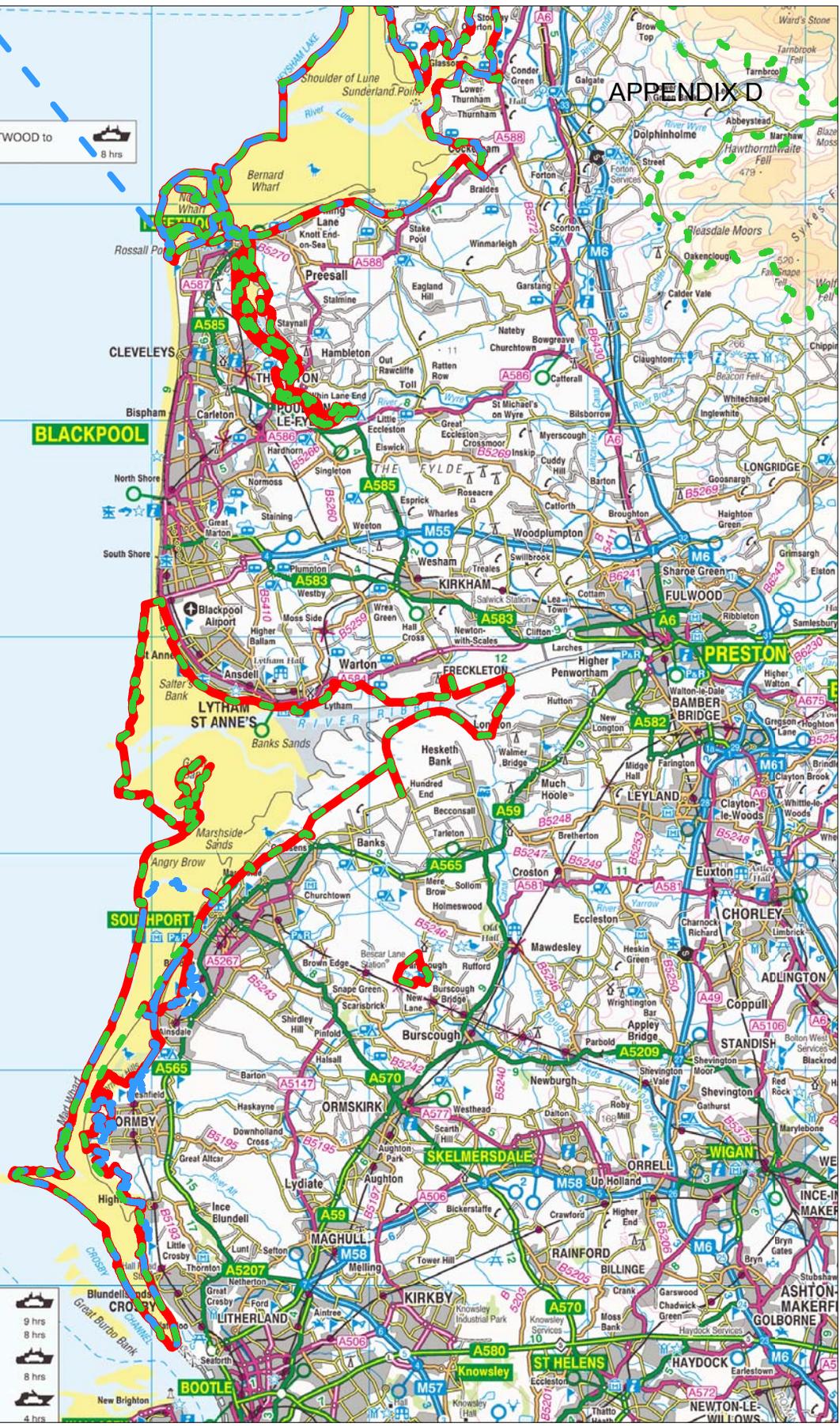
FLEETWOOD to Larne
8 hrs

BIRKENHEAD to Belfast
9 hrs

BIRKENHEAD to Dublin
8 hrs

LIVERPOOL to Dublin
8 hrs

LIVERPOOL to Dublin
4 hrs



Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. All rights reserved. Blackpool Borough Council 100019178, 2007.



Planning & Transportation Division
 Tourism & Regeneration Department
 PO Box 17, Corporation Street,
 Blackpool, FY1 1LZ
 planning.transportation@blackpool.gov.uk



Title: Fig 2: European Designations
 Scale: 1:275000
 Date: 13/06/2007 Printed by: CCC

Blackpool Council, Fylde Borough Council, Wyre Borough Council
Joint *Extending Your Home* SPD

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,

Blackpool Council, Fylde Borough Council, Wyre Borough Council
Joint *Extending Your Home* SPD

- 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 skew 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</i> - <i>Glauclium 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.

Blackpool Council, Fylde Borough Council, Wyre Borough Council
Joint *Extending Your Home* SPD

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>

Blackpool Council, Fylde Borough Council, Wyre Borough Council
 Joint *Extending Your Home* SPD

key features of the site; - resource requirements; - emissions; - excavation requirements; - duration of construction, operation, decommissioning; - other	
Description of any likely changes to the site arising as a result of: - 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	No changes have been identified. See Tables 1-4 above.
Description of any likely impact on the designated site as a whole in terms of: - interface with the key relationships that define the structure of the site; - interface with the key relationships that define the function of the site	No impacts have been identified. See Tables 1-4 above.
Provide indicators of significance as a result of the identification of effects set out above in terms of: - loss; - fragmentation; - disruption; - disturbance; - change to key elements of the site	N/A
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	There are no likely significant impacts identified.

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.

Blackpool Council, Fylde Borough Council, Wyre Borough Council
Joint *Extending Your Home* SPD

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 effects.
Explain why these effects are not considered significant	N/A
List of agencies to be 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>

Blackpool Council, Fylde Borough Council, Wyre Borough Council
 Joint *Extending Your Home* SPD

	English Heritage Judith Nelson Planning Division English Heritage Canada House 3 Chepstow Street Manchester M1 5FW
Response to Consultation	Will be published after consultation on the Draft <i>Extending Your Home</i> SPD & accompanying Sustainability Appraisal.
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 effect 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 effects 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 The opinion of the three Council's will be subject to full consultation with Natural England, and we therefore await their response on this matter. On completion of the consultation, the comments received by Natural England, and other bodies consulted, will be taken on board in preparation of the final SPD.

REPORT



REPORT OF	MEETING	DATE	ITEM NO
STRATEGIC PLANNING AND DEVELOPMENT	PLANNING POLICY SCRUTINY COMMITTEE	28 TH JUNE 2007	7

Regional Spatial Strategy for the North West of England Panel Report

Public item

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

Summary

The Committee is asked to consider the content of the Panel Report for the North West Regional Spatial Strategy (RSS).

Recommendations

1. That the content of the report be noted.
2. That a report be brought back to Committee when public consultation on the Secretary of State's Proposed Changes is received.

Cabinet Portfolio

The item falls within the following Cabinet portfolio:

Development and Regeneration

Councillor Roger Small

Report

INTRODUCTION

- 1 The current Regional Spatial Strategy, formerly known as Regional Planning Guidance, was published by the Government Office for the North West (GONW) in

March 2003. This has a time-scale until 2016. The main thrust of the current RSS is that development should be concentrated in the Greater Manchester and Merseyside conurbations and particularly in their urban cores. This is to help promote structural regeneration and urban renaissance in these areas, many parts of which are suffering serious social and economic problems.

- 2 A replacement RSS is being prepared and the North West Regional Assembly undertook a consultation exercise in October 2005 on an Interim Draft. This was considered by this Council's former Executive Committee in November 2005. A more formal public consultation stage was undertaken on the Submitted Draft RSS in January 2006. This was considered by the Planning Policy Scrutiny Committee in June 2006.
- 3 The replacement RSS will provide the broad development strategy for the Region, for the period 2003 - 2021. Incorporating the Regional Transport Strategy (RTS), RSS identifies the scale and distribution of housing development and the priorities for the environment, transport, infrastructure, economic development, agriculture, minerals, waste treatment and disposal. In preparing the replacement RSS regard has been had to the provisions of the Regional Housing Strategy (RHS), the Regional Economic Strategy (RES), the Action for Sustainability (AfS – the Regional Sustainability Strategy) and the Regional Funding Allocation (RFA).
- 4 The RSS is a statutory document and forms part of the development plan and thus will guide both local authority plan making within the new Local Development Framework and development control decisions.

BACKGROUND

- 5 The Secretary of State decided that an Examination in Public (EiP) should be held to discuss and test the Draft Regional Spatial Strategy for the North West.
- 6 The Examination of selected matters arising from representations on the Draft was held in public before an independent Panel appointed by the Secretary of State.
- 7 The Examination was not a review of all the proposals contained in the Draft RSS, nor a hearing of all objections. It ensured that there was public discussion of major issues of concern, where the Panel considered that an examination could usefully provide further information. Participants were selected to ensure a broad mix of viewpoints on each issue for debate. Your officers participated in the EiP, in relation to matters concerning the Central Lancashire City Region.
- 8 The EiP commenced on 31 October 2006 and sat from 31 October-17 November 2006 in Wigan. The EiP reconvened in January 2007 and sat from 9-18 January in Wigan, 24-26 January in Kendal.

PANEL REPORT

- 9 Following the EiP, the Panel has prepared a report of findings and recommendations on how the draft Regional Spatial Strategy might be improved. This Report was published for information on 8 May 2007. The Panel Report is not subject to public consultation.

- 10 Government Office for the North West is now responsible for the final stages of preparation, but is not able to enter into discussions with stakeholders about the Panel Report.
- 11 Copies of the Panel Report have been made available for inspection at the same places where the draft RSS was deposited including public libraries and local authority planning departments. A hard copy has been placed in the Members Room.

Overview

- 12 As it stands, the Panel considers, Draft RSS is not satisfactory. It is understood that this is due to the North West Regional Assembly (NWRA) having to prepare the strategy very rapidly. Whilst it is advised that it proceed to publication, it is recommended that an early, quite wide-ranging review is necessary. It is suggested that a partial review of the revised RSS is carried out not later than 2009. This should cover the following:
 - Rolling the Strategy forward;
 - Housing policy, including the identification of Housing Market Areas;
 - The identification of Key Service Centres and the revision of the relevant policy;
 - Waste Policies – especially the identification of broad areas for the location of facilities;
 - Renewable Energy policies – again covering broad locations;
 - Accommodation for Gypsies and Travellers.
- 13 The end date of the draft RSS is 2021. PPS11 requires that RSS looks ahead 15 – 20 years. Even if it is adopted in 2007, it would fail to meet this target. It is therefore recommended that a longer period would be appropriate. If the early review is to be achieved by 2009, it is recommended that it aims to look forward for 20 years.
- 14 It is concluded that draft RSS has taken full account of the Northern Way Growth Strategy (NWGS). The basic concept of the City Regions, which lies behind the NWGS, is indeed a clear central theme of the draft RSS. The Panel note that the RSS will be a primary delivery vehicle for the NWGS and the Government expects its spatial implications to be further developed, tested and delivered through the statutory RSS process.

Structure

- 15 The Panel has recommended that the structure of RSS remains unchanged, but that further maps and diagrams should be included as appropriate. The spatial principles established via policy DP1 have been substantially redressed by the Panel. A revised policy has been proposed which covers all the main cross-cutting themes of the strategy. It is proposed that the over-arching Policy DP1 is followed by a set of seven separate policies, which together comprise the spatial principles. The seven policies DP2 – 8 address the following:
 - Promote Sustainable Communities;
 - Promote Sustainable Economic Development;
 - Make the Best Use of Existing Resources and Infrastructure;
 - Reduce the Need to Travel and Manage Travel Demand, Encourage Accessibility, and Seek to Marry Opportunity and Need;

- Promote Environmental Quality;
- Safeguard Rural Areas;
- Reduce Emissions and Adapt to Climate Change.

16 So as to implement the above mentioned strategy, it is recommended that planning authorities ensure that new developments are accessible by public transport, walking and cycling. Furthermore, it is recommended that local authorities use planning obligations to ensure that these measures are delivered.

Regional Spatial Framework

17 This part of the draft RSS relates to Underlying Strategy, Key Service Centres, Rural Policy and Green Belts.

Underlying Strategy

18 The underlying strategy starts from the need to maximise the growth opportunities of the three City Regions - Manchester, Liverpool and Central Lancashire (CLCR), and particularly the two regional centres of Manchester and Liverpool.

19 Whilst it is noted that the Panel were not entirely happy with the Central Lancashire City Region concept, they have concluded that the CLCR concept is worth pursuing. This was for three reasons. First, they were impressed by the way in which joint working and co-operation had begun to develop. This they believe needs to be encouraged. Second they accept that the “branding” of the area is, in fact, beneficial. And third they note that the RSS would – according to the Assembly – be much the same with or without the CLCR. Notwithstanding this, the Panel have recommended that any future review of RSS directly addresses the following question “Does the concept of the CLCR obscure other more important linkages?” The Central Lancashire City Regions concept is addressed more fully later (refer to paragraphs 37-42 below).

20 Based upon a revised set of spatial principles referred to in paragraph 15 above, the policy relating to main development locations has been redrafted also. The key principles are as follows:

- The first priority for growth and development is the core areas of the two main conurbations of Manchester and Liverpool.
- The second priority is that residential development should take place in the surrounding inner areas, together with employment development where accessibility is good, where residential and employment areas are closely related, and where brownfield land is available. Emphasis should be placed on areas in need of regeneration and Housing Market Renewal Areas in particular.
- The third priority for growth is in and adjoining the centres of the other cities and towns which make up the three City Regions.
- The fourth priority – but of a lesser scale – is the need to build up the major service centres elsewhere in the Region – notably Carlisle, Crewe, and Lancaster.

Key Service Centres

- 21 The Panel recommends that a settlement hierarchy should be included in RSS. They also recommend that further work should urgently be carried out to enable the results Land Use Consultants' work to be fed into an early review, but in the meantime an amended list of Key Service Centres (KSCs) should be retained. The amendment relates to presenting metropolitan and non-metropolitan areas separately.
- 22 The settlement hierarchy list identifies Lytham/St. Annes and Kirkham/Wesham as KSCs. The Panel Report recommends that plans and strategies which propose any review of the list of Key Service Centres, as defined should take into account the recommendations of the report by Land Use Consultants.
- 23 The Panel Report further acknowledges that Policy RDF2 of RSS should also address local centres. In particular it states that in rural areas, small scale development to help sustain local services, meet local needs, or support local businesses will be permitted in towns and villages defined as Local Service Centres in Local Development Documents which already provide a range of services to the local community. It will be the exception for new development to be located in the open countryside.

Rural Policy

- 24 It is recommended that development in rural areas, where accessibility particularly by public transport is relatively poor, and the placing of housing, jobs and services in close proximity is difficult, should be limited. The previously mentioned policies on KSCs and Local Centres are intended to make sure that facilities and services are available to people in rural areas in the most sustainable way possible. The Panel has recommended a range of criteria, for inclusion in Policy RDF3, against which exceptional new development in the open countryside will be considered.

Green Belts

- 25 It is maintained that there is no exceptional substantial strategic change needed to the green belt in Lancashire. Three proposals are however identified which may necessitate detailed boundary changes. No reference is made to boundary changes at Blackpool Airport. Notwithstanding this, the Panel acknowledges that other proposals may come forward during the lifetime of the RSS. It is recommended that an authority considering such further changes in LDDs should consult NWRA. They will determine whether they are matters which can be dealt with at a local level, and such a request will not unreasonably be upheld.

Working in the North West

- 26 The Panel agree that it is appropriate for RSS to aim to strengthen the regional economy and provide a spatial framework for the programme set out in the Regional Economic Strategy. In doing so it is acknowledged that the Regional provision of employment land is not aligned with the proposed city regions, nor that employment land requirements are disaggregated to the level of individual planning authorities. These are concerns which were raised by your officers at the EIP. Whilst the Panel are unable to recommend a figure for each local planning authority area, they consider that this deficiency should be addressed now, or if necessary, in an early review of RSS.

- 27 In respect of the supply of employment land it is recommended that local planning authorities should undertake a comprehensive review of existing industrial land allocations in development plans. The intention being that a portfolio of employment sites is secured so as to comply with the aforementioned spatial development principles.
- 28 Redrafted Policy W2 recommends that regionally significant economic development will be located close to transport nodes. The Central Lancashire City Region urban area is specifically identified for this purpose, wherein sites are to be identified in LDDs. A range of criteria has been proposed against which identified sites will be assessed. In addition to the above, the Panel has recommended that sites for regionally significant office development should be focussed in or adjacent to city and town centres.
- 29 Policy W5 of draft RSS relates to retail development. Whilst it is noted that W5 does not specifically identify any settlements in Fylde where comparison retailing facilities should be enhanced and encouraged, the Panel has proposed several modifications to the policy including clarification that it does not preclude proportionate development in any centre.

Living in the North West

- 30 Policy L2 of the draft RSS indicates that local authorities should develop an understanding of local and sub-regional housing markets, by undertaking housing market assessments. PPS3 indicates that Regional Spatial Strategies should define sub-regional Housing Market Areas (HMAs); identify which local planning authorities these areas include; and specify the proposed housing provision for each of them. This was not reflected in the draft RSS. Indeed, the definition of HMA boundaries could well be a sensitive issue. The proposal that sub-regional housing market assessments will be undertaken by groups of local authorities, working in partnership with the Assembly, the house-building industry and other interested parties, provides a potential solution. The Panel have therefore concluded that this exercise would help define agreed HMAs, which could then form the basis of a review of the RSS's housing provisions, as indicated in paragraph 12 above.
- 31 At the EIP the local planning authorities on the Fylde Peninsula were generally supportive of the proposed requirement for additional housing. We did however express concern that the proposed target to provide 80% of new housing on Previously Developed Land was unrealistically high. The Panel have subsequently noted that the corresponding target in RPG13 is 65% and have seen no evidence to justify an increase. Although it has been recommended that the housing requirement for the North West should be increased from 411,160 in draft RSS, to 416,000 in the Panel Report, no change in the housing requirement has been proposed on the Fylde peninsula. The requirement in Fylde Borough is 5,500 dwellings (2003 -2021) based upon an average annual provision of 306 dwellings.
- 32 For the purpose of producing local development frameworks, it is recommended that local planning authorities should assume that the average annual rates of housing provision, set out in Table 9.1, will continue for a limited period beyond 2021.

Transport in the North West

- 33 The RSS comprises an integrated planning and transport strategy. The Panel has recommended that the Regional Public Transport Framework is amended. It now identifies 'National Gateways' and 'Regional Gateways and Interchanges'. The latter have more than sub-regional significance. Local interchanges and gateways include Preston Railway and Bus Stations, Blackpool Airport, and the Port of Fleetwood.
- 34 In respect of the Public Transport Framework, the Panel has recommended that local authorities and station operators should consider making additional provision for car parking at railway stations, so as to promote maximum use of the rail network.
- 35 Policy RT5 of the amended draft RSS deals with airports. The Panel has recommended that airport operators should implement surface transport initiatives which ensure that access by public transport for both passengers and staff is continually enhanced to reduce car dependency and ensure that all local environmental standards are met. It is also recommended that airport boundaries, as existing or as proposed, should be shown in Local Development Documents. Plans and strategies for airports and adjacent areas should include measures to regulate the availability of car parking space for passengers and staff. In considering applications for development at airports, it is recommended that account will be taken of:
- The extent to which surface access and car parking arrangements encourage the use of public transport; and
 - The effect of the proposed development on noise and atmospheric pollution, and the extent to which this can be mitigated.
- 36 The location of regionally significant business development was referred to in paragraph 28 above. The Panel report specifically states that regionally significant business development that is not required for the operation of an airport should be located in accordance with the criteria set out in Policy W2 above.

Central Lancashire City Region

- 37 The Panel has concluded that the Central Lancashire City Region should be one of the basic components of the RSS. In practice the CLCR consists of four separate but linked and interdependent units, based on Blackpool, Preston, Blackburn and Burnley. It is proposed that these should be developed as relatively self-contained entities, where jobs and services are provided locally.
- 38 It is proposed that Policy CLCR1, which identifies the priorities for the City Region, be modified. Amongst other things it is considered that it should include the provision of a good range of good quality housing (in terms of type, size, tenure and affordability of dwellings).
- 39 Policy CLCR2 states that development in the Central Lancashire City Region should be located primarily in Blackpool, Preston, Blackburn, and Burnley. The Panel accept that there will be a need to define the extent of the four growth areas. For this purpose, paragraph 14.8 of draft RSS indicates that Blackpool is part of an urban area that includes Fleetwood, Thornton, Cleveleys and Lytham St Annes. The Panel do not however consider that this needs be spelt out in Policy CLCR2. In their view, the precise boundaries of these urban areas should be defined in LDFs. It is however considered that the RSS should spell out the distinctive character and potential of each of the four main urban areas. An additional paragraph in the supporting text has

therefore been proposed. It identifies the strengths and opportunities of each of the four centres. For Blackpool and Preston they are as follows:

Blackpool

- Major tourist centre with potential for casino and conference development;
- Need for economic growth to underpin urban restructuring;
- Focal point for coastal housing market renewal;
- Specialist medical services centred on Blackpool Victoria Hospital;
- Centre for retailing, services, public administration and further education;
- Public transport hub for the Fylde Peninsula;
- Airport with potential for increased use.

Preston

- Focal point at the intersection of north-south and east-west transport corridors;
- Centre for culture, leisure and quality city living;
- Established advanced engineering and aerospace industries;
- Centre of public administration, justice and financial services;
- University of Central Lancashire, with links to knowledge-based business;
- Specialist medical services centred on Royal Preston Hospital;
- Regional public transport gateway and interchange;
- Higher order retailing and services.

- 40 Policy CLCR3 relates to development in other parts of the Central Lancashire City Region. So as to be consistent with other parts of the RSS it is recommended that this policy makes it clear that development outside the Regional Towns and City should be concentrated in KSCs and Local Service Centres, and will be appropriate to the scale and function of each settlement, as indicated in the proposed revision to Policy RDF2.
- 41 An additional policy has been proposed in relation to the Central Lancashire City Region which highlights the “Green City” concept, and the contribution made to the quality of life by the City Region’s extensive rural areas and urban spaces. Those elements of the policy which are relevant to protection and enhancement of the green character in Fylde include maintaining the extent of the Green Belt; and the further development of the Morecambe Bay Regional Park.
- 42 At the EIP your officers sought the inclusion of an additional policy in relation to the CLCR, which would identify certain sub-regional business sites. The specific proposal in Fylde included the proposed Blackpool/Fylde Employment Hub at Junction 4 on the M55. The Panel are however of the view that RSS is not site specific and that it should be for LDDs to identify sites for business development.

IMPLICATIONS FOR FYLDE

- 43 When adopted the draft RSS will form part of the development plan. Other regional, sub-regional, local plans and strategies (including LDDs and SPDs) should adhere to the principles established in the final North West RSS. It is proposed that the Interim Housing Policy, which this Council is to prepare, has due regard to the next stage of draft RSS (refer to paragraphs 46 - 47 below).
- 44 It is accepted that an early review of RSS will have implications for Local Development Documents (LDDs). Notwithstanding this, it is stated that local authorities should not delay work on the commencement of LDDs.

45 In respect of plan-monitor-manage, it is recommended by the Panel that NWRA work with local authorities and other partners to secure, as far as possible, a common evidence base, targets and indicators, avoid duplication and improve the efficiency of monitoring activity.

NEXT STAGES

46 The Secretary of State will consider the Panel Report, together with representations made on the draft RSS, with the aim of publishing Proposed Changes in Autumn 2007. There will be a public consultation on the Proposed Changes, likely to last 12 weeks. This should give further opportunity for further consideration this Committee, possibly on 29th November 2007.

47 Following consideration of responses to the consultation on the Proposed Changes, the Secretary of State is expected to publish the final North West Plan in early 2008.

IMPLICATIONS	
Finance	No direct implications
Legal	No direct implications
Community Safety	No direct implications
Human Rights and Equalities	No direct implications
Sustainability	Draft RSS is based on the need to achieve sustainable development.
Health & Safety and Risk Management	No direct implications

REPORT AUTHOR	TEL	DATE	DOC ID
Mark Sims	(01253) 658656	June 2007	

LIST OF BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
File P2		Planning Policy Section Town Hall St Annes

REPORT



REPORT OF	MEETING	DATE	ITEM NO
STRATEGIC PLANNING AND DEVELOPMENT	PLANNING POLICY SCRUTINY COMMITTEE	28 TH JUNE 2007	8

Interim Housing Policy

Public item

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

Summary

This report considers the background to, the potential scope and content of, and the timetable for preparation of the Interim Housing Policy. The principle of preparing the policy has already been agreed by Council in its consideration of the Local Development Scheme. The report (including Appendix 2) contains a number of options in relation to the above matters. The matters raised in the report will be made the subject of public consultation, including consultation with the house-building industry.

The results of the consultation exercise will help inform the drafting of the policy at a later stage. The results of the consultation and the draft policy will be brought to a future meeting of this Committee.

Recommendations

1. The Housing Land Requirement and Supply calculations contained in Appendix 1 and the importance of these in terms of the advice in PPS 3: Housing in relation to the determination of planning applications for housing, be noted.
2. The timetable for policy preparation contained in the main report be noted;
3. The Committee recommends to the Portfolio Holder that the matters and options identified in Appendix 2 be endorsed as a basis for consultation.

Executive Portfolio

The item falls within the following executive portfolio[s]:

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 from several factors:

- Policy HL1 of the Fylde Borough Local Plan (As Altered) 2005 (FBLP) restricts the development of new housing unless it falls within one of the defined exceptions. The policy was designed to operate only in conditions of housing oversupply which, were precipitated by the existing Regional Spatial Strategy (RSS). The policy would have no relevance where there is an under supply of housing.
- A revised draft RSS is now nearing completion which contains a much higher dwelling requirement for Fylde Borough (306 dwellings pa compared with 155 dwellings pa in the existing Joint Lancashire Structure Plan).
- Planning Policy Statement 3 : Housing (PPS3) indicates that where local planning authorities cannot demonstrate an up-to-date five year supply of deliverable housing sites, at the rate provided for in RSS, 'they should consider favourably planning applications for housing' having regard to the policies in PPS 3.

By the autumn of this year, when the Secretary of State publishes proposed changes to the draft RSS, the Council may have to accord material weight to the revised document. In particular, the five year supply calculation will be based on the new higher figures in the draft RSS.

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, the Council will need to grant further planning permissions for housing to rectify this situation. Details of the calculation are shown in Appendix 1.

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. Given the nature of Policy HL1, as indicated above, there is a need for an interim policy to inform decisions on planning applications for housing.

In anticipation of this situation, the intention to undertake an interim housing policy was also included in the LDS. GONW recognises that the preparation of the policy is outside the new LDF but has not objected to the inclusion of the intention to prepare the policy in the LDS. Other Lancashire Councils are in the same position and either have already, or are preparing interim housing policies.

It is intended that following its adoption, the Interim Housing Policy would be operative pending the adoption of the other LDF documents, which is likely to be in 2012.

Evidence Base

The evidence base for the work will comprise the following:

- The residential land availability exercise (March 2007);
- An up-dated assessment (draft) of housing need in the borough which is currently being prepared by Fordham Research;
- A Strategic Housing Market Assessment is in the course of being commissioned jointly by Fylde, Blackpool and Wyre Councils mainly in order to inform the Core Strategy and the subsequent Site Allocations DPD. This should be completed around the end of this year and will help to inform decision making in terms of the types and distribution of housing necessary within the borough; and
- An assessment of land and buildings within the borough (Urban Potential Study) which may have potential for housing development, including mixed use development. This will in part up-date the 2003 Urban Capacity Study and should be completed by the end of the year.

Timetable for Preparation

It is proposed to involve the following stages of preparation which relate to the timetable in the LDS:

- Pre-consultation on the scope of the policy and the matters to be considered, including policy options (July/Aug 2007) (authorised by Portfolio Holder following this Committee meeting);
- Scope sustainability appraisal (July/Aug 2007);
- Undertake sustainability appraisal, identify preferred options and draft policy (September 2007) (Reporting to PPSC 11th October 2007);
- Issue draft policy (preferred options) and sustainability appraisal for public consultation October/November 2007;
- Consider consultation responses (Dec/Jan 2008) (Reporting to PPSC 31st January 2008)
- Adoption March 2008 (reporting to Council 24th March 2008).

All persons and bodies on the LDF Register of Consultees have already been advised and asked if they wish to be consulted. It is intended to run local press adverts and press releases to advise people of the preparation of the policy.

Scope and Contents of the Policy

Appendix 2 contains a number of matters and options, which have been suggested by officers, for consideration in the Interim Housing Policy. Members may have other matters which they may wish to have considered in the interim Housing Policy. Additional matters and options may be raised as part of the consultation process.

IMPLICATIONS	
Finance	No direct implications
Legal	The Interim Housing Policy will be used to guide determination of all planning applications for housing over a prolonged period.
Community Safety	No direct implications
Human Rights and Equalities	No direct implications
Sustainability	Implications referred to in report.
Health & Safety and Risk Management	No direct implications

REPORT AUTHOR	TEL	DATE	DOC ID
Tony Donnelly	(01253) 658610	June 2007	

LIST OF BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
Interim Housing Policy File P26		Local Plans Section Town Hall St Annes

Attached documents

Appendix 1: Housing Land Requirement and Supply Calculations

Appendix 2: Scope and content of the Interim Housing Policy

Housing Land Requirement and Supply

Housing Requirement

	Dwellings
Draft RSS housing requirement 2003 - 2021	5,500
Housing completions 2003/04 – 2006/07	725
Draft RSS housing requirement 2007/08 – 2020/21 5,500 - 725	4,775
Average annual requirement over next 14 years 4,775 / 14	341
Five year requirement 341 x 5	1705

Housing Supply

	Dwellings
Dwellings under construction on deliverable large ¹ sites	848
Planning permissions on deliverable large sites	107
Small sites allowance 5 x 39*	195
Total	1150**

* 39 dwellings pa is calculated at 50% of actual arisings on small sites 2003/04 – 2006/07.

** Equivalent to 3.4 years supply @ 341 dwellings per year.

¹ Large sites have a site area of 0.4Ha, or more.

Scope and Content of the Interim Housing Policy

Matter 1:

Should the policy only allow housing development in Lytham/St Annes and Kirkham/Wesham as does Policy HL1 or should it apply to other settlements currently defined as rural?

Considerations

The interim housing policy will be read in conjunction with the Fylde Borough Local Plan (As Altered) Oct 2005. The policy will in effect be replacing Policy HL1. Since Policy HL3 relates to the release of housing sites in the rural areas, including Freckleton and Warton, any new approach to housing land release in the rural areas would be in conflict with that policy.

Lytham/St Annes and Kirkham/Wesham are identified as Key Service Centres in draft RSS. It is envisaged that most development for the time being will be within these centres. Freckleton, Warton and Wrea Green are not included in the adopted Joint Lancashire Structure Plan as a Key Service Centres and as such have not been identified in draft RSS. Changes in the status of such settlements would be a matter for a future review of RSS.

In these circumstances, the view could be taken that allowing the interim housing policy to release land for market housing development in the rural villages, would be tantamount to redefining their status when clearly that is not a matter for this interim policy but a matter for the Core Strategy.

On the other hand, the rural villages may hold sustainable development opportunities for housing that would provide for local needs.

The following options are suggested:

- Option 1: Restrict the operation of the policy to the areas covered by Policy HL1, although the areas could reasonably be extended to include the urban parts of Fylde Borough adjacent to the Blackpool boundary at Squires Gate Lane and Normoss.
- Option 2: Allow the policy to operate additionally (to the above) in Freckleton/Warton.
- Option 3: Allow the policy to operate additionally (to both above) in the rural villages listed in Policy SP1 i.e. Wrea Green, Elswick, Newton, Clifton, Staining, Little Eccleston, Treales, Weeton, Wharles and Singleton.
- Option 4: You may wish to suggest an alternative policy approach.

Matter 2:

Should the policy be restricted to development opportunities (mainly previously developed land) within the existing settlement boundaries, or should it seek to release other land (mainly greenfield land) outside but contiguous with settlement boundaries (i.e. sustainable urban extensions)?

Considerations

A key objective of PPS 3: Housing is that local planning authorities should continue to make effective use of previously developed land in sustainable locations.

At the level of house-building envisaged by the draft RSS, it is highly likely that a significant amount of housing, will have to take place on greenfield sites outside the current settlement boundaries at some stage before 2021. However, it is one of the primary functions of the Core Strategy to indicate generally where such housing land releases are to be made, and the subsequent Site Allocations Policies DPD to define housing allocations precisely.

The benefit of restricting the policy to development opportunities within the current settlement boundaries is that the Council is able to make particular greenfield allocations, through the statutory planning process, having regard to a full examination of all the options, formal sustainability appraisal of competing sites, and widespread public consultation. This would allow the most sustainable sites to be developed.

Appropriate selection and release of green field sites would be difficult to achieve through the planning application process since not all suitable sites would be subject to planning applications, and there could be a (natural) tendency to grant planning permission for the first sites to be submitted.

The disbenefits of restricting the policy to existing settlements are threefold:- Firstly, there may be a restricted supply of land coming forward in quantitative terms if insufficient previously developed sites come forward in planning applications. Secondly, 'town cramming' could result if many open or currently under developed areas came forward. Thirdly, certain types of housing, e.g. flats could continue to dominate the market depending on the size and location of previously developed sites coming forward.

The following options are suggested:

- Option 1: Restrict the policy to the release of previously developed sites within the settlement boundaries.
- Option 2: Allow a less restrictive approach whereby the policy allows the release of previously developed sites and greenfield sites within the existing settlement boundaries.

Option 3: Allow the release of previously developed sites and greenfield sites within the existing settlement boundaries, unless, exceptionally, the applicant can demonstrate by clear evidence that the release of a greenfield site for market housing, as a sustainable urban extension, is necessary and timely in the public interest, having regard to all relevant considerations including the results of the Strategic Housing Market Assessment and the Strategic Housing Land Availability Assessment.

Option 4: You may wish to suggest an alternative policy approach.

Matter 3:

Should the policy allow housing development on land designated for other purposes or protected by other policies in the FBLP?

Considerations

On the basis that the Interim Policy has to be read alongside the adopted Fylde Borough Local Plan, it would be perverse to adopt a form of policy which contradicted the existing policies of the development plan. This would be extending the function of the Interim Housing Policy beyond its necessary and immediate purpose.

This matter also has implications for the options in Matter 2 since the granting of planning permissions on greenfield sites outside the settlement boundaries would involve development in Countryside or Green Belt areas and as such would contradict Policy SP2 of the FBLP.

The only arguments in favour of releasing allocated/protected land would be to increase the probability that sufficient housing land would come forward. However, if insufficient sites did come forward planning applications on allocated/protected sites could be progressed as an exception to policy.

The following options are suggested:

Option 1: Restrict the policy to releasing housing sites which are not allocated/protected for other purposes (i.e. only consider allocated/protected sites as an exception to policy)

Option 2: Allow a less restrictive approach whereby sites allocated/protected for other purposes could be released if the applicant could show exceptional circumstances and would not harm the purposes of the local plan allocation (i.e. allow for the exception within the policy).

Option 3: You may wish to suggest an alternative policy approach.

Matter 4:

Should the policy identify a maximum size of site which could be released for housing development?

Considerations

Arguments in favour of having no upper limit on the size of a site, would include the fact that if the site was sustainable and appropriate in all other respects, there may be no reason to prohibit its development since it would help to meet the need/demand for additional housing.

Arguments in favour of having an upper size limit would include the fact that releases of large sites through the planning application process would undermine the plan-led planning process and the purpose of undertaking a Core Strategy.

On the other hand, if a large site came forward, there may well be an argument in favour of seeking to achieve a mixed development (e.g. housing and employment uses) in line with Government and RSS policy.

The following options are suggested:

- Option 1: Have no upper size limit.
- Option 2: Have an upper size limit of 100 dwellings or 2Ha (or some other threshold).
- Option 3: Have an upper size limit as above, but subject to a provision to allow larger sites providing that a truly mixed use scheme is proposed.
- Option 4: You may wish to suggest an alternative policy approach.

Matter 5:

Should the policy be based on a phased approach to housing release?

Considerations

The purpose of a phasing mechanism would be to manage the release of housing land over the RSS period 2003 – 2021. Phasing can help to ensure that neither too little nor too much land is made available in any given period, having regard to the overall housing requirement contained in RSS, market conditions, the availability of infrastructure and other material considerations.

There is no regional phasing policy contained within RSS and the Panel has indicated that phasing should be a matter for local planning authorities to prescribe in their LDFs.

One of the matters given prominence by PPS 3 is the need to maintain a continuous five year supply of deliverable housing land. This should represent

the minimum supply for the purposes of this policy. The calculated five year housing land requirement and supply positions are shown in Appendix 1. This shows that currently, the Council only has a 3.4 years supply of housing land. (This is 555 dwellings short of the minimum 5 year requirement).

The other issue is whether the Council should set a maximum limit to the supply position, after which planning permissions would be withheld or limited (as is the current situation).

The arguments in favour of this include the fact that the delivery of new dwellings should be done in an ordered manner which relates to the availability of infrastructure. Another consideration is that if housing development takes place in the early plan years at a much faster rate than the average annual rate provided for in RSS, either the release of land would have to be restricted in the latter years of the period or the housing requirement would be exceeded. However, the main factor which argues in favour of having a maximum supply limit is that the intention is to provide an **interim** Policy pending the adoption of the LDF documents. If too many sites are granted planning permission in the interim, the ability of the Council and the community to select the most sustainable sites would be significantly undermined.

On the other hand, in the current situation where the draft RSS period started in 2003 and annual completions have averaged 181 dwellings pa in contrast to the average annual figure of 306 contained in RSS, it may be considered that there is a significant argument to support not imposing a maximum supply period in order to help redress the currently lower than required building rate.

It is also worth considering whether a maximum rate should apply to planning applications for both previously developed and greenfield sites, on the basis that there would be less merit in having such a policy in respect of sustainable previously developed sites.

The following options are suggested:

- Option 1: Have no maximum supply period, thus allowing the Council to grant residential planning permissions on sustainable previously developed sites irrespective of the level of housing supply.
- Option 2: Institute a maximum supply period of say 7 years supply (or some other reasonable period) calculated at RSS residual average annual rates over which planning permission would not be granted.
- Option 3: Have no maximum supply period for planning permissions in respect of sustainable previously developed sites, but institute a maximum limitation of say 7 years supply over which planning permissions on greenfield sites would not be granted.
- Option 4: You may wish to suggest an alternative policy approach.

Matter 6:

Is the Council's approach to identifying housing land supply correct and are the five year housing requirement and supply calculations fit for purpose having regard to the advice in PPS3.

Considerations

The housing requirement is calculated in a way which takes into account the fact that too few dwellings have been built in the first four years of the RSS period (2003/04). This has resulted in the (residual) average annual housing requirement over the remaining part of the RSS period having increased from 306 dwellings pa at the start of the period to 341 dwellings pa at 1st April 2007. The five year requirement is thus $341 \times 5 = 1705$. PPS 3: Housing indicates that where local planning authorities cannot demonstrate an up-to-date five year supply of deliverable housing sites, they should consider favourably planning applications for housing, having regard to the policies in PPS3.

Available and currently deliverable housing sites are equivalent to 3.4 years supply at 341 dwelling pa. This is self evidently under the minimum five year supply required by PPS 3, and therefore the above situation applies.

The housing requirement and supply positions are set out in Appendix 1.

The following options are suggested:

- Option 1: The five year housing requirement and supply positions have been calculated in a way that is in accordance with PPS 3 and represent a correct basis for policy purposes.
- Option 2: The five year housing requirement and supply positions have been wrongly calculated in a way that under-estimates the true supply position.
- Option 3: The five year housing requirement and supply positions have been wrongly calculated in a way that over-estimates the true supply position.
- Option 4: You may wish to suggest an alternative policy approach.

Matter 7:

Should the policy identify a range of housing densities to be implemented in different locations within the Borough?

Considerations

PPS 3: Housing indicates that 30 dwellings per hectare should be used as a national indicative minimum density. The RSS Panel recommend a density policy to be included in RSS, advocating a normal minimum density of 30dph,

a minimum of 40dph in urban areas and higher densities where the development is within walking distance of public transport.

In recent years much higher densities have been achieved on some sites for flat development in St Annes and environs. The potential exists to have higher density development if more flats are developed.

However, since the above figures are indicated as minimum densities, these would not preclude the development of higher densities in appropriate situations.

The following options are suggested:

Option 1: Include no additional density provisions in the Interim Housing Policy but rely on the density provisions within PPS 3 and RSS.

Option 2: Include more a detailed density policy, indicating circumstances where enhanced densities will be sought.

Option 3: You may wish to suggest an alternative policy approach.

Matter 8:

Should the policy deal only with housing numbers or should it attempt to consider the types and sizes of housing needed by the community?

Considerations

Part of the Government's key housing policy goal is to achieve a wide choice of high quality homes both affordable and market housing, to address the needs of the community. The needs of the community will have to be met in part, by granting planning permission for the 'right' types and sizes of dwellings.

The Council is in the course of commissioning a Strategic Housing Market Assessment (SHMA). This will help to inform the Council of the housing requirements of the Fylde community.

The following options are suggested:

Option 1: Indicate in the policy that the Strategic Housing Market Assessment will help inform the Council's deliberations on all planning applications on the issue of housing types and sizes.

Option 2: Indicate in the policy that the Strategic Housing Market Assessment will help inform the Council's deliberations on larger planning applications on the issue of housing types and sizes. But the Council will not intervene on housing applications of say 10 dwellings or less. Rather it will be left to the market to decide the housing balance on smaller sites.

- Option 3: Indicate in the policy that the market (developers) should decide the types and sizes of houses required in all planning applications, since they have the best knowledge of what will sell.
- Option 4: You may wish to suggest an alternative policy approach.

Matter 9:**Should the policy be concerned with the quality and sustainability of the proposed homes themselves?**Considerations

Draft RSS Policy L4: 'Regional Housing Provision' requires local authorities to ensure that all new homes are built to 'Lifetime Home Standards' and the 'Code for Sustainable Homes' standard.

These standards go a little further than Building Regulations in their requirements for sustainable and adaptable homes but signal the way forward for mandatory requirements in the future. The government is looking to planning to advance the cause of sustainable home building in order to minimise the emissions of greenhouse gasses and the effect on climate change.

The following options are suggested:

- Option 1: Include no provisions on quality, accessibility and sustainability within the policy on the basis that these matters are better addressed through the statutory building regulation process.
- Option 2: Indicate that the Council will negotiate towards the highest levels of accessibility defined in the '16 Lifetime Home Standards' and sustainability defined in the 'Code for Sustainable Homes' (Level 6 Zero Carbon Home).
- Option 3: Indicate that the Council will require Level 2 in the 'Code for Sustainable Homes' prior to 2010 and Level 3 from 2010. Indicate that the Council will also require each of the '16 Lifetime Home Standards'.
- Option 4: You may wish to suggest an alternative policy approach.

Matter 10:**How will the sustainability credentials of a site be judged?**Considerations

The policy could identify sustainability criteria against which to consider individual application proposals. This may help to maintain a minimum standard of site and distinguish the most sustainable sites in circumstances where competing sites come forward at the same time.

It should be noted that if sites were being released through the LDF process, then they would be subject to formal sustainability appraisal in order to identify the most sustainable candidates.

If the policy only permits sites within the defined urban settlement limits (see Matter 2) all sites are likely to be reasonably sustainable by reason of their location close to work, services and facilities. In these circumstances, there may be no need to identify additional sustainability criteria.

The following options are suggested:

- Option 1: Have no sustainability criteria identified in the Policy if sites must in any event be located within urban settlement boundaries.
- Option 2: Indicate a range of sustainability criteria against which applications would be judged.
- Option 3: Involve a dual process whereby small applications were dealt with under Options 1 or 2; and where large applications (10 dwellings or more) were subject to the developer undertaking sustainability appraisal.
- Option 4: You may wish to suggest an alternative policy approach.

Matter 11:

In what circumstances should affordable housing be sought?

Considerations

PPS 3: Housing identifies a national indicative minimum site size threshold of 15 dwellings. Local Planning authorities can set lower minimum thresholds, where viable and practicable.

Because of the very high need for affordable housing within the Borough, a reasonable view is that there would be strong justification for reducing this threshold and seeking affordable housing on sites of 10 dwellings or more (0.25 ha or more). On the basis that the Council can only **seek (and not require)** an element of affordable housing, issues of development viability and the proportion of affordable housing to be provided can be addressed individually, during the planning application process.

PPS3 also indicates that it is possible to set different proportions of affordable housing to be sought depending on the site-size thresholds adopted. This approach could be considered to be unduly complicated and unnecessary

given that a negotiation is taking place with the developer which could result in a variety of outcomes in any event.

The following options are suggested:

- Option 1: Adopt the national indicative threshold of 15 dwellings below which affordable housing will not be sought.
- Option 2: Adopt a lower threshold of (say) 10 dwellings below which affordable housing will not be sought.
- Option 3: Adopt a range of lower thresholds with commensurate lower requirements. See Matter 12 below.
- Option 4: You may wish to suggest an alternative policy approach.

Matter 12:

What proportion of affordable housing should be sought?

Considerations

Under the existing arrangements (Policy HL1: Exception 3) developments must include a minimum of 60% affordable housing. This high level was required since the exception was defined against a background of housing over-supply in which the granting of new planning permissions could be restricted.

Under the new draft RSS housing requirement, the Council will not be in an over-supply position and therefore it will not be in a position to **require** a set rate of provision, but only to **negotiate** towards a defined rate.

Fordham Research should soon have completed an up-date of the 2002 Housing Needs Survey. This is likely to show that there continues to be a significant need for affordable housing within the borough.

In setting a new rate for the provision of affordable housing, there is an acknowledgement that 60% was too high since it appears to have prevented a number of housing developments coming forward. However, two recent private sector housing schemes at Wesham have included 40% affordable housing elements, as well as other elements of planning gain.

Indeed there may be an argument for higher provision on green field sites.

The following options are suggested:

- Option1: Indicate that the Council will negotiate towards a maximum provision rate of 40% affordable housing on all sites above the agreed threshold.

- Option 2: Indicate that the Council will negotiate towards a maximum provision rate of 40% affordable housing on all sites 15 dwellings and over; and 30% on sites between 10 and 14 dwellings.
- Option 3: Indicate that the Council will negotiate towards a maximum rate of 50% affordable housing on all green field sites.
- Option 4: You may wish to suggest an alternative policy approach.

Matter 13:

Should the provision of affordable housing always be made on the application site?

Considerations

PPS 3 indicates that the presumption is that affordable housing will be provided on the application site so that it contributes towards creating a mix of housing and furthers the objective of social inclusion. However, where it can be robustly justified, off-site provision or a financial contribution in lieu of on-site provision may be accepted as long as the agreed approach contributes to the creation of mixed communities.

The Council has had some experience of off-site provision where developers have sought to acquire existing low-cost market housing and after improvement, transfer them to the affordable sector. The Council does not favour this type of arrangement since the removal of existing low cost housing from the open market represents, in effect, the ‘robbing of Peter to pay Paul’.

Equally, the taking of financial contributions in lieu of on site provision has caused challenges since the Council has to decide how best to spend the money and the delivery of necessary affordable housing can be significantly delayed.

The following options are suggested:

- Option 1: Indicate that on-site provision must be made in all cases.
- Option 2: Indicate that on-site provision must be the priority but off site provision of new dwellings may be made where on site provision is not possible or desirable.
- Option 3: Indicate that payment in lieu of provision may be made where both on and off-site provision is not possible or desirable, providing that the sum provided is sufficient to build the required number of dwellings taking into account all related costs.
- Option 4: You may wish to suggest an alternative policy approach.

Matter 14:

Should the Policy indicate what infrastructure provision the housing developers will be asked to contribute to when new housing schemes are developed?

Considerations

In any newly proposed development, it is now considered that the cost of additional infrastructure required as a result of the development should not always fall on the public purse, but should be paid for by the development.

The seeking of elements of necessary infrastructure therefore will need to be sought from the developer. However, these should be sought having regard to the relatively high level of affordable housing also sought from the developer. There is a danger that requests for too high a contribution for infrastructure and affordable housing could make developments uneconomic and therefore prevent them from coming forward.

There is a balance to be struck between the amount of affordable housing and infrastructure sought in respect of any proposed development. In particular there is a need not to stifle house-building to the extent that the RSS housing requirement is not met. This would undermine the intention to provide sufficient new homes to meet local requirements.

The following options are suggested:

- Option 1: Indicate that the Policy will give the highest priority to the provision of affordable housing.
- Option 2: Indicate that the Policy will give the highest priority to the provision of necessary infrastructure e.g. open space, road improvements, public transport improvements, improvements to schools etc.
- Option 3: Indicate that the Policy will try to reconcile both these needs depending on the circumstances.
- Option 4: You may wish to suggest an alternative policy approach.

Planning Policy Scrutiny Committee



Date	11 April 2007
Venue	Lowther Pavilion, Lytham
Committee members	Councillor Kevin Eastham (Chairman) Councillor Colin Walton (Vice-Chairman) John Bennett, Maxine Chew, Raymond Norsworthy,
Other Councillors	Karen Henshaw JP
Officers	Ian Curtis, Paul Walker, John Cottam, Mark Evans, Chris Hambly, Tony Donnelly, Lyndsey Lacey, Carolyn Whewell

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 8 February 2007 as a correct record for signature by the chairman.

3. Substitute members

The following substitution was reported under council procedure rule 22.3:

Councillor Maxine Chew for the Mayor, Councillor Harold Butler

4. Static Caravans: Various Issues

Tony Donnelly, Head of Planning (Policy) introduced a report on various issues around the use of 'holiday' static caravans as permanent living accommodation.

Mr Donnelly explained that the subject had been a challenge for the council for many years and had last been considered as recently as 2003 although no formal outcome on the matter had been obtained. There continued to be general concern that a significant number of holiday caravans were probably

being used for residential purposes. He added that when the Council became aware of such cases, e.g. when occupants paid Council Tax or applied for Housing Benefit it had no formal policies in place to determine an appropriate course of action i.e whether or not to take enforcement action.

Mr Donnelly further reported that whilst the council had records in respect of which caravan sites contained holiday caravans, there were no comprehensive monitoring arrangements in place with either licensing or planning to ensure that all holiday sites actually close for the prescribed period. This was due to lack of staff resources.

In brief, the report provided an overview of the background to the matter and highlighted the current position; the number of caravan sites in the borough; enforcement issues; the council tax/ housing benefit position; health and social wellbeing and homelessness issues; the situation with housing improvement grants and tourism related matters.

Members were asked to consider the content of the report and identify to the Portfolio Holders what the main concerns were; what outcomes were to be achieved; how these were to be addressed and delivered and whether additional resources were to be made available.

An addendum report, requested by the chairman at the briefing meeting, was circulated at the meeting which outlined five suggested work streams, if resources could be identified.

Ian Curtis (Head of Legal Services) advised that data protection and human rights issues would need to be taken into account in developing any new policy.

Councillor Nowsworthy suggested that the committee should concentrate on introducing a new set of rules / policy to assist with enforcement. Mr Donnelly suggested that members should only commission such work if the proper resources could be made available and there was a firm political will to progress such work to an effective conclusion.

Councillor Walton enquired about the new valuation system which was likely to come in force and its implications on static holiday caravans.

It was acknowledged that enforcement in relation to caravan issues could involve both the planning and licensing powers. As such, clarification was sought in respect of the purpose of the Caravan Sites and Control and Development Act 1960. Mr Hambly addressed this point. He stated that the purpose of the licence was primarily to address public health and safety issues rather than control occupancy of caravans. This was a matter for planning to control.

After a full discussion the Committee RESOLVED:

1. To recommend to the Portfolio Holders that a review of the policy on the use of static caravans be undertaken and that if possible, this be jointly carried out by Fylde, Wyre and Blackpool.
2. To present the draft policy document to a future meeting of the Planning Policy Scrutiny and Public Protection Committees.

5. Update on Outstanding PPS committee issues

Tony Donnelly Head of Planning (Policy) provided the committee with an update on outstanding issues which at March 2007 were still live and outstanding. In particular the committee concentrated on the enlargement and replacement of rural dwellings; Blackpool Airport master plan; M55 Norcross Link Road, St Annes to M55 Link road and the Housing Needs Survey Update.

A matrix detailing all the outstanding matters was circulated with the agenda.

It was RESOLVED to note the report.

6. M55 to Norcross Link

Tony Donnelly Head of Planning (Policy) reported on the position on the M55 to Norcross link Road.

Mr Donnelly stated that having completed the public consultation exercise, formal consultation had been received from Lancashire County Council in relation to alternative routes for the M55 to Norcross Link Road.

Full details of the public consultation exercise were circulated with the agenda. In summary, the yellow route received widespread support and emerged as the most popular route. In terms of the two options at Mains lane, the southern option was more strongly favoured.

The Pink and Purple Routes did not perform as well in the technical appraisal or the public consultation and thus LCC wished to focus attention on the Yellow, Red and Blue Routes in future stages. A short comparison of these three routes was provided in the report.

Following discussion it was RESOLVED:

1. To recommend to the Portfolio Holder that the Chief Executive approach Lancashire County Council, Blackpool and Wyre Councils with a view to ascertaining whether a single route could be agreed;
2. To have regard to the Committee's previous decision on the matter.
3. To report to the next meeting of the committee indicating the outcome of the initiative and the views of the Minister on the Blue route junction.

7. Exclusion of the public

After due consideration it was RESOLVED to not to exclude the public from the meeting for consideration of item 8 in accordance with the provisions of Section 100A (4) of the Local Government Act 1972.

8. Blackpool Airport: Possible Article 4 Direction

Ian Curtis (Head of Legal Services) reported on the possibility of the council making a direction Article 4 to cover certain possible developments at Blackpool Airport. The report set out the detailed arrangements.

An addendum note was circulated at the meeting at the request of the chairman at the briefing meeting which outlined some relevant planning issues.

Following discussion it was RESOLVED to ask the Portfolio Holder to pursue an Article 4 Direction in relation to Blackpool Airport.

(Councillor John Bennett requested that his name be recorded as having voted against this decision)

© Fylde Borough Council copyright [2006]

You may re-use this document/publication (not including logos) free of charge in any format or medium. You must re-use it accurately and not in a misleading context. The material must be acknowledged as Fylde Borough Council copyright and you must give the title of the source document/publication. Where we have identified any third party copyright material you will need to obtain permission from the copyright holders concerned.

This document/publication is also available on our website at www.fylde.gov.uk

Any enquiries regarding this document/publication should be sent to us at the Town Hall, St Annes Road West, St Annes FY8 1LW, or to listening@fylde.gov.uk.