



FYLDE BOROUGH COUNCIL

Meeting Agenda

**Planning Policy Scrutiny Committee
Town Hall, St Annes
18 June 2009, 19:00pm**

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

The maximum capacity for this meeting room is 60 persons –
once this limit is reached no other person can be admitted.

PLANNING POLICY SCRUTINY COMMITTEE

MEMBERSHIP

CHAIRMAN – Councillor Kevin Eastham
VICE-CHAIRMAN – Councillor Ben Aitken

Councillors

VACANCY	George Caldwell
Michael Cornah	Barbara Douglas
John Bennett	Maxine Chew
Lyndsay Greening	

Contact: Lyndsey Lacey, St. Annes (01253) 658504,
Email: lyndseyl@fylde.gov.uk



Our Vision

To establish Fylde Borough Council as a high performing local authority

Our Corporate Objectives

To improve the economic, social and environmental well-being of our communities through:

- The promotion and enhancement of the natural built environment
- Increasing the availability and access to good quality housing for all
- Maintaining healthy and safe communities to reduce the fear of crime
- Supporting and sustaining a strong and diverse Fylde coast economy to further enhance employment prospects

We will achieve this by:

Focusing on customer requirements
Clear community and organisational leadership
Delivering high quality, cost-effective services
Partnership working



A G E N D A

PART I - MATTERS DELEGATED

PUBLIC PLATFORM

To hear representations from members of the public in accordance with Committee procedure rules

ITEM	PAGE
1. DECLARATIONS OF INTEREST: <i>If a member requires advice on Declarations of Interest he/she is advised to contact the Monitoring Officer in advance of the meeting. (For the assistance of Members an extract from the Councils Code of Conduct is attached).</i>	4
2. CONFIRMATION OF MINUTES: <i>To confirm as a correct record the Minutes of the Planning Policy meeting held on 2 April 2009 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. FYLDE STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT	7 – 35
5. REGENERATION FRAMEWORK	36 – 47

Personal interests

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

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

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

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

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

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

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

Disclosure of personal interests

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

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

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

Prejudicial interest generally

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

Prejudicial interests arising in relation to overview and scrutiny committees

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

Effect of prejudicial interests on participation

- 12.—**(1) Subject to sub-paragraph (2), where you have a prejudicial interest in any business of your authority—
- (a) you must withdraw from the room or chamber where a meeting considering the business is being held—
 - (i) in a case where sub-paragraph (2) applies, immediately after making representations, answering questions or giving evidence;
 - (ii) in any other case, whenever it becomes apparent that the business is being considered at that meeting;
 unless you have obtained a dispensation from your authority's standards committee;
 - (b) you must not exercise executive functions in relation to that business; and
 - (c) you must not seek improperly to influence a decision about that business.
- (2) Where you have a prejudicial interest in any business of your authority, you may attend a meeting (including a meeting of the overview and scrutiny committee of your authority or of a sub-committee of such a committee) but only for the purpose of making representations, answering questions or giving evidence relating to the business, provided that the public are also allowed to attend the meeting for the same purpose, whether under a statutory right or otherwise.

REPORT



REPORT OF	MEETING	DATE	ITEM NO
STRATEGIC DEVELOPMENT SERVICES	PLANNING POLICY COMMITTEE	18 TH JUNE 2009	4

FYLDE STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

Public Item

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

Summary

The purpose of this report is to bring to Member's attention the work currently being undertaken on the Strategic Housing Land Availability Assessment (SHLAA) which is one of the most significant parts of the evidence base to inform the Core Strategy and which the Portfolio Holder has indicated as a priority.

The report indicates the methodology being used, the timetable for the project and the working arrangements regarding consultation and partnership working.

The work is being undertaken in-house but is being overseen by a steering group of eight external partners who may refine the methodology as the work proceeds.

Whilst there is no formal recommendation, the Committee may have views on some issues which it would wish to have fed into the process.

Recommendation

Committee notes the report and expresses its views to the Portfolio Holder and the Cabinet on the matters identified in the report.

Alternative options considered and rejected

No alternative options are presented because of the statutory requirements to produce a SHLAA as part of the evidence base for the Core Strategy.

Cabinet Portfolio

The item falls within the following Cabinet portfolio:
Planning and Development: Councillor Trevor Fiddler

Report

Background

1. Members may be aware that the SHLAA was being undertaken by external consultants but the contract was terminated by the Council last year because of the quality of the work being produced and the length of time being taken to produce it.
2. In response to this it was decided to commence work on the assessment in-house and the Portfolio Holder informally indicated that the work should be given top priority in terms of workload planning.
3. Good progress is currently being made on the project and a timetable for the completion of the work is attached as Appendix 1. It is expected that the assessment will be completed by the autumn.

The primary purpose of the SHLAA is to:

- identify sites with potential for housing;
 - assess their potential housing capacity; and
 - assess when they are likely to be developed.
4. The information obtained from the exercise will help to demonstrate the supply of land that is available for development to the housing supply industry. Members will be aware that the requirement in PPS 3: Housing, is for Council's to maintain **at least** a five years supply of housing. It will also inform the Core Strategy process by identifying the amount of land that is likely to come forward for development on previously developed sites within existing settlement boundaries and, by deduction, the amount of greenfield land that will need to be allocated within the Local Development Framework to meet the minimum housing requirements in the Regional Spatial Strategy.
 5. It should be noted that whilst the SHLAA is an important piece of the evidence base needed to inform plan-making, it does not in itself determine whether a site should be allocated for housing development. The information provided will be particularly important at the 'issues and options' stage of development plan preparation since it will identify:
 - the recent pattern of housing development in the borough;
 - the choices available to meet the need and demand for more housing (i.e. how should housing sites be distributed);

- whether action will be needed to ensure suitable sites for housing will become deliverable (e.g. by the provision of infrastructure) or whether existing plan policies need to be reviewed to enable identified sites to be developed for housing (e.g. by removing protection policies on employment land or public open space).

6. The SHLAA is not a one-off study. It is proposed to be a 'living document' such that when a new site with housing potential is discovered, or additional information about a site comes to light, the document will be updated to reflect the changes. Formal updating of the outcomes of the SHLAA will be reported in the Annual Monitoring Report.

Methodology

7. The methodology being used is described in full in the Statement of Methodology which is attached as Appendix 1 to this report and contains twelve stages some of which have sub-stages. At the present time, the project has reached stage 7a which involved an assessment of all the identified sites to determine which are 'suitable' sites for housing and which are unsuitable sites. Schedules of 'suitable' and 'unsuitable' sites are included as appendices within the Statement of Methodology as is a timetable for the project. Maps of all the sites assessed to date are provided in the Member's room and will be available at the meeting.

8. . The main tasks remaining are:

- Assessing which of the 'suitable' sites are 'available' for housing development (by contacting land owners) (Stage 7b);
- Assessing which of the 'available' sites are 'achievable' by assessing the viability of housing delivery on the identified sites (Stage 7c);
- Identifying when the achievable sites are likely to come forward and identifying a housing trajectory over future years (Stage 8);
- Identifying and assessing the broad locations outside existing settlement boundaries which may be needed to meet the RSS minimum housing requirement (Stage 9). Maps of the draft broad locations/ urban extensions are provided in the Member's Room and will be available at the meeting;
- Coming to an informed view as to whether any allowance should be made for 'windfall' developments (Stage 10). It should be noted that the SHLAA is not seeking to predict dwelling completions from conversions. As such it may be appropriate to introduce a modest windfall allowance for future completions derived from conversions;
- Production of Draft SHLAA (Stage 11);
- Production of final SHLAA document (Stage 12).

9. The Committee's views on the proposed methodology are invited but, in particular views are invited on the following specifics:

- the land proposed to be excluded from the assessment because of existing policy protections identified in Stage 2;

- whether there are other known sites which could be assessed;
- whether there are additional 'broad locations' or 'urban extension' sites which should be defined.

Consultation and Steering Group involvement

10. The work is being undertaken in-house but is being overseen by a steering group of eight external partners who may refine the methodology as the work proceeds. The steering group is comprised of representatives of: Newfield Jones Homes, Morris Homes, Kensington Developments, De Pol Associates (Planning Consultants), CPRE, LSP (Environment Group Chair), Lancashire Wildlife Trust and the Lytham St Annes Civic Society. It is intended that the group is balanced between 'developers' and broad 'conservation interests'.
11. The methodology includes three opportunities for reference to the Steering Group, after stages 7a, 7c and 11 and indicates some of the issues for consideration. The first meeting of the Steering Group will take place on the 17th June, the day before this Committee.
12. Additionally, there is a Stakeholder Group which is also being involved in the process by written invitation to make comments on the methodology, the sites identified and their assessment by officers.
13. Whilst no mention is made of public consultation within the timetable, it may be worth considering public consultation on the SHLAA process either at the end of the process, after the production of the draft SHLAA but before the last steering group meeting, or earlier in the process e.g. at the end of Stage 7.
14. The Committee's views are requested on this issue.

Report Author	Tel	Date	Doc ID
Tony Donnelly	(01253) 658610	May 2009	

List of Background Papers		
Name of document	Date	Where available for inspection
In House SHLAA File opened February 2009	Live	Planning Policy Section, Town Hall

Attached documents

1. Appendix 1: Statement of Methodology

IMPLICATIONS	
Finance	No direct implications

Legal	No direct implications
Community Safety	No direct implications
Human Rights and Equalities	No direct implications
Sustainability and Environmental Impact	No direct implications
Health & Safety and Risk Management	No direct implications in respect of health and safety. There is a risk that the SHLAA process will take longer than the envisaged timetable shows.

Fylde Strategic Housing Land Availability Assessment 2009

Statement of Methodology

Fylde Borough Council's Strategic Housing Land Availability Assessment (SHLAA) is being carried out by Fylde Borough Council in accordance with the Strategic Housing Land Availability Assessments Practice Guidance which was issued by Communities and Local Government in July 2007.

The guidance identifies 10 stages of preparation and this report describes what has been done to date in relation to Stages 1 – 7a; and also indicates what is proposed to be done in respect of Stages 7b -10.

Work Carried Out to Date

Stage 1: Planning the Assessment

The guidance states that the following management issues should be addressed at the outset of planning an assessment:

Whether it is possible to carry out the Assessment with the other local planning authorities in the housing market area;

Discussions took place with Blackpool and Wyre Councils but they had decided to undertake their respective SHLAAs independently and have now completed the work.

Whether there is an existing housing market partnership that could be used as the forum to take forward the Assessment and, if not, whether it could now be initiated;

There is no Housing Market Partnership, as such, it was decided to progress the SHLAA with the involvement of a steering group (SG) formed for the purpose.

Whether all relevant partners are already involved in the partnership, where it exists, and if not, which key stakeholders need to be included;

A stakeholder meeting was held in February 2008 and this resulted in the formation of a steering group comprising two local house developers, a private sector planning consultancy, the CPRE, Lytham St Annes Civic Society and the Local Strategic Partnership.

More recently the Lancashire Wildlife Trust has agreed to join the SG to give input on ecological matters and Morris Homes have also joined.

The resources for the project –within the local planning authority(s) and the partnership;

All of the staff in the Planning Policy Team are available to work on the SHLAA which is viewed as a priority by the Council. Sufficient revenue funding has been made available to complete the project in accordance with this report. The members of the SG have agreed that they would make resources (man hours) available as and when required as part of their on going commitment to the SHLAA.

The composition and skills needed by any project team who will be carrying out the Assessment on behalf of the partnership;

The SHLAA is being managed by Tony Donnelly, FBC Head Of Planning (Policy). Julie Glaister and Mark Sims (Principal Planning Officers) will work closely with him on the project. Data management skills will be provided by Sally Thompson and Tanya Lechthaler. GIS Mapping services will be provided by Tanya Lechthaler.

The in-house team do not have the requisite skills to undertake Stage 7c which involves assessing future viability of schemes. It may be necessary to use consultants and local property agents on the viability stages of the assessment, unless the house builders on the Steering Group can provide the necessary expertise and time.

The management and scrutiny arrangements, including who is responsible for what and who makes the decisions;

Tony Donnelly will be responsible for managing the project. He will make the day to day decisions about the running of the project. There will be regular team meetings to ensure that the project is kept to timetable and the methodology is being applied in a consistent way.

A progress report will be presented the Council's Planning Policy Scrutiny Committee on the 18th June 2009. This will give the elected members of the Council an opportunity to be informed and involved in the process.

The steering group will be closely involved in scrutinising the methodology and the quality of the work carried out. It is anticipated that there will be three meetings with the Steering Group which (subject to discussion) will broadly consider the following matters:

First Meeting (June)

- Discuss/agree methodology to date
- Discuss/agree future methodology / timetable
- Discuss/agree approach to assessing suitability and results
- Information on land ownerships
- Discuss/agree the 'broad locations' to be considered in the later stages of the assessment
- Discuss/agree approach to assessing availability
- Discuss/agree approach to assessing achievability
- Discuss/agree approach to risk assessment

Second meeting (August)

- Agree results of availability assessment
- Agree results of achievability assessment
- Agree capacity of broad locations
- Agree approach to windfalls
- Agree structure of draft SHLAA

Third meeting (September)

- Consider draft SHLAA document
- Mechanisms for review

How will the quality of the project work be ensured; and

The quality of the project work will be ensured by:

- regular team meetings to ensure that all members of the Council's team are clear about the methodology for that particular stage;

- involvement of the steering group which will enable the FBC work to be checked independently;
- reference of Steering Group outcomes to the Council's Management Team
- reference of Steering Group outcomes to the wider Stakeholder Group for comments/verification.

The work programme and project milestones, taking into account resources, timings of the relevant plans or assessments of five years supply of specific deliverable sites, or evidence gathering exercises, such as the employment land review.

Much of the other evidence relating to the Local Development Framework has already been collected. Currently, all of the planning policy team's resources are being devoted to the SHLAA from its commencement in Spring 2009. However, it is a small team and this is a significant constraint on the timescale for the assessment.

At the time of writing, the Council has completed work to Stage 7a (Assessing Suitability for Housing) subject to review by the SG.

Remaining project milestones are set out in the project timetable. See Appendix 1

Stage 2: Determining which sources of sites will be included in the Assessment

The guidance lists the following sources of sites:

Land allocated (or with permission) for employment or other land uses which are no longer required for those uses

An Employment Land Review was carried out by GVA Grimley in 2007. The study anticipated an annual rate of employment development equivalent to 67.2ha of employment land by 2027. Without any evidence to the contrary, it is concluded that all land currently designated/allocated for employment use is still required for this purpose.

Also the Council has witnessed a progressive loss of employment land to housing development in recent years, particularly in Lytham.

Some areas which are designated as existing employment areas have been examined as part of this assessment since they were submitted by land owners. However at the current stage, these have been discounted as unsuitable because they are protected by Policy EMP2 of the Fylde Borough Local Plan. No land allocated under EMP1 has been assessed.

Existing housing allocations and site development briefs

There are no housing allocations in the Fylde Borough Local Plan (FBLP) since the most recent edition was based on a 'moratorium' position following a very low previous RSS housing requirement figure. Equally there are no site development briefs for housing sites in Fylde.

Unimplemented/outstanding permissions for housing

All unimplemented/outstanding permissions for housing have been included in the assessment.

Planning permissions for housing that are under construction

All planning permissions for dwellings that are under construction have been included in the assessment.

Vacant and derelict land and buildings

All known vacant and derelict land and buildings have been included in the assessment.

Surplus public sector land

All known surplus public sector land has been included in the assessment.

Land in non-residential use which may be suitable for re-development for housing, such as commercial buildings or car parks, including as part of mixed-use development

A number of commercial buildings and car parks have been included in the assessment.

Large scale redevelopment and re-design of existing residential areas

There are no significant areas of poor quality housing which need redevelopment within the borough.

Sites in rural settlements and rural exception sites

A comprehensive survey of the rural areas was carried out as part of the last urban capacity study. Identified sites have been included in this assessment. The site survey work enabled these areas to be looked at again on the ground and a small number of additional sites were included in the assessment.

Urban extensions

A number of potential urban extension sites have been identified and are included in the assessment. Many of these sites were put forward by land owners as part of call for site exercises carried out by the Council. These sites are mainly currently designated as Countryside in the FBLP.

New free standing settlements

The Regional Spatial Strategy makes no reference to a new free standing settlement in the Central Lancashire City Region. On this basis such an option was not considered appropriate.

Land excluded from the assessment

Land protected by existing designations in the saved Fylde Borough Local Plan eg employment land, public open space, golf courses, green belt etc have not been included in the assessment. This is because:

- Areas of greenbelt (Policy SP 3) are relatively small and incursions into them for housing development would not be necessary, even in the longer term future;
- The BAe protection area (Policy SP15) prevents development in an area subject to potential danger and noise from aircraft;
- Kirkham Prison (Policy SP 4) is in active use and there has been no indication from the Home Office that the use is to be vacated;
- Weeton Camp (Policy SP 16) is in active use and there has been no indication from the MOD that the use is to be vacated;
- There is a shortage of employment land (Policies EMP1 and EMP 2);
- Land at Blackpool Airport is protected in order to facilitate future expansion of the airport and is in active airport use (Policy TREC 19);
- The defined 'primary holiday areas' underpin the tourist resort offer of St Annes and are intended to prevent changes of use to non-tourism related uses, including housing (Policy TREC 1);
- Ribby Leisure Village is a vital part of the tourist offer of the borough and has seen significant investment in that use in recent years (Policy TREC 4);
- There are no significant sports or open space sites etc which are surplus to the future needs of the population (Policies TREC 12, 13 and 14);

- Nature conservation sites and areas of open coastline are protected from development for very appropriate and sustainable reasons (Policies EP10, EP15, EP16, and EP17).

Stage 3: Desktop review of existing information

All of the sources of information listed in Figure 5 within the guidance 'Sources of Information' were considered. The following comments are made in relation to the headings in the table.

Sites in the Planning Process

Site allocations not yet the subject of planning permissions

There are no site allocations in Fylde Borough

Planning permissions/sites under construction (particularly those being developed in phases)

All sites with planning permission and under construction were included in the survey

Site specific development briefs

There are no site specific development briefs

Planning application refusals

All refusals of residential permission were included back as far as 2003 (the start of the regional spatial strategy monitoring period)

Dwelling starts and completions

This information is readily available in the Housing Land Availability Schedule and was used to double check the list of planning permissions and sites under construction.

Other Sources of information that may help to identify sites

Local planning authority urban capacity study

The Urban Capacity Study 2003 was a very useful source of sites.

Local planning authority empty property register

The Council does not have an empty property register.

English house condition survey

This did not reveal any buildings.

National Land Use database

This had previously been used to inform the Urban Capacity Study. It is updated annually using planning permission records. It did not contribute any new sites.

Register of surplus public sector land

There was no formally defined surplus public sector land in Fylde.

Local planning authority Employment Land Review

The Employment Land Review was carried out by GVA Grimley in 2007. The study anticipated an annual rate of employment development equivalent to 67.2ha of employment land by 2027. Therefore, it is concluded that all land currently in employment use is still required for this purpose.

Valuation office database

This did not reveal any buildings

Local Planning authority vacant property registers (industrial and commercial)

The Council does not have a vacant property register (industrial and commercial)

Commercial property databases eg estate agents and property agents

No commercial property database was investigated. These sources will be reviewed when the SHLAA is updated

Ordnance Survey Maps

These were used to identify potential extensions to settlements.

Aerial Photography

These were used to identify land and also ecological features within sites.

Other Sources

There were also two 'calls for sites' undertaken by the Council. The first was April 2007. The second was 17th January 2008 until 15th February 2008. Other sites have been nominated since this time and have all been included in the assessment.

Stage 4: Determining which sites and areas will be surveyed

All sites identified by the desk-top review were visited. Some additional sites were identified during the survey process.

The guidance indicates the factors to be taken into account in determining how comprehensive and intensive the survey element of the assessment needs to be include:

The nature of the housing challenge – the guidance states that assessments will need to be more comprehensive and intensive where existing or emerging housing provision targets in the study area are high and /or where housing market conditions signal worsening affordability, reflecting the need to identify more sites for housing.

In Fylde the Regional Spatial Strategy minimum housing requirement is 305 units per year. Affordability is a very significant issue, there being a need for approximately 600 affordable units per year. Fylde is a very popular area to live (particularly for retirement) and witnesses significant in-migration.

It can be concluded that there is a need to identify as many sites for housing as possible within the assessment. Therefore the survey aimed to be as comprehensive as possible within the time and resource constraints available, and it looked in detail at the whole borough. The survey was also identified no minimum site size and identified sites down to a single dwelling.

The nature of the area – in areas dominated by smaller rural settlements, it may be necessary to identify all of the sites with potential for housing, whereas this may not be necessary or feasible in more urban areas.

Fylde has a complete range of settlement sizes. It was deemed necessary to identify all sites with potential for housing within every settlement defined in the FBLP.

The nature of land supply – the guidance indicates that where a large proportion of housing is expected to be delivered on small sites this may mean that the survey needs to identify smaller sites than would be necessary in an area where larger sites are likely to make up the bulk of supply; and

In Fylde, historically a large proportion of housing has been delivered on small sites therefore no minimum site size was applied to the study as indicated above.

The resources available to the partnership – the guidance indicates that resources should be made available which reflect the scale of the task. The methodology provides different approaches for some stages to reflect any differences in resources.

Appropriate resources in terms of staff and money have been made available by the Council to undertake the work. These resources have been augmented by those of the Steering Group.

At paragraph 26, the guidance recommends that mapping the following areas will help to identify which geographic areas could be covered by the survey. Where the survey is to be focussed on certain geographic areas, the aim should be to carry out a street-by-street survey in these areas. Such areas include:

- **Development hotspots**
- **Town and district Centres**
- **Principal public transport corridors**
- **Specific Locations within settlements**
- **Specific locations outside settlements**

Although areas within the first four types of area have been surveyed, the surveys were not carried out in a more intensive way than other areas within the borough. The thrust of the assessment is that all areas of the borough should be surveyed.

No specific locations outside settlements from the sources described were identified in Fylde, although a range of broad locations outside settlement boundaries has been identified and is covered later in this report.

In general, when completed, the SHLAA will be a 'living document' such that new sites will be added when identified and new information will be recorded against individual sites as it is obtained.

Stage 5: Carrying out the survey

All of the sites identified during stages 2, 3 and 4 were visited by members of the planning policy team. This survey work resulted in the identification of a number of additional sites distributed throughout the borough.

A total of 212 sites were surveyed within settlement boundaries. 76 sites outside settlement boundaries were also visited.

The survey team were briefed at the commencement of the survey to ensure consistency and quality of recording. Weekly meetings were held throughout the surveying period to ensure this consistency was maintained.

The first part of the pro forma relating to the suitability of each site was completed following the site visit, concluding with a decision by the officer as to whether or not the site was suitable having regard to the criteria identified in the guidance (see Section 7a).

Stage 6: Estimating the housing potential of each site

A variety of methods were used to decide the housing potential of each site.

If a planning application had been submitted/approved the number of housing units in the application was used as the site's capacity.

Within the settlement boundaries if there is no planning permission then a density of 35 per ha was used.

For greenfield urban extension sites, it was assumed that 35 dwellings per ha would be built on 60% of the site's gross area. This ratio is based on the experience of David Lock Associates who have used the same assumption in current work on the M55 Hub Conceptual Master Plan.

Stage 7: Assessing when and whether sites are likely to be developed

This part of the methodology involves assessing suitability, availability and achievability of a site. This provides information in respect of whether a site can be considered deliverable, developable or not currently developable for housing development. The following definitions appear in the guidance:

- **Deliverable** – a site is available now, offers a suitable location for housing development now and there is a reasonable prospect that housing will be delivered on the site within 5 years from the date of the adoption of the plan; and
- **Developable** – a site should be in a suitable location for housing development, and there should be a reasonable prospect that it will be available for and could be developed at a specific point in time.

Where it is unknown when a site could be developed it is regarded as not currently developable.

Stage 7a: Assessing suitability for housing

A site is suitable for housing development if it offers a suitable location for development and would contribute to the creation of sustainable mixed communities. From the guidance, a site's suitability will be assessed using the following factors:

Policy restrictions – such as designations, protected areas, existing planning policy and corporate, or community strategy policy;

Physical problems or limitations –such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;

Potential impacts –including effects upon landscape features and conservation; and

The environmental conditions – which would be experienced by prospective residents

The assessment pro forma (Appendix 2) was specifically designed to incorporate all of the above factors. The pro forma was completed following the site visit and a judgement made as to whether or not the site was suitable for residential development. Where specific information was not known e.g. ground conditions a response of 'no known constraint' was recorded.

Of the 212 sites visited, 160 were determined as suitable and 52 were determined as unsuitable.

Sites were found to be unsuitable for a variety of reasons eg:

- Problematic access;
- Conflict with an adopted policy of the Fylde Borough Local Plan (eg EMP2);
- The presence of protected trees.

For the purpose of the assessment, sites have been categorised into 3 groups:

Suitable sites within settlement boundaries - (the majority of these were brownfield) A schedule of suitable sites has been prepared (Appendix 3).

Unsuitable sites within settlement boundaries - A schedule of unsuitable sites has been prepared (Appendix 4).

Potential urban extensions. At the current stage, potential housing capacities have been assessed but all urban extensions have been deemed to be unsuitable for development until the analysis at stage 8 has been carried out i.e. it is identified that there are insufficient sites within existing settlement boundaries.

Work Yet to be Carried Out

Stage 7b: Assessing availability for housing

A site is considered available for development, when, on the best information available, there is confidence that there are no legal or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements of landowners. This means that it is controlled by a housing developer who has expressed an intention to develop, or the landowner has expressed an intention to sell.

This stage involves identifying the owners of all of the suitable sites and then ascertaining by way of a letter / questionnaire:

- if they are a landowner do they intend to sell to a developer; or
- if they are a developer are they intending to develop the site for housing;
- the expected timescales for sale / development.

If sites are in the planning system then the owner will be usually known. Members of the Steering Group (particularly the house-builders) may be able to provide some additional information on ownership. Where ownership remains unknown, a Land Registry search will be carried out.

Stage 7c: Assessing Achievability for Housing

A site is considered achievable where there is a reasonable prospect that housing will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and sell the housing over a certain period. It will be affected by:

Market factors – such as adjacent uses, economic viability of existing, proposed and alternative uses in terms of land value, attractiveness of the locality, level of potential market demand and projected rate of sales (particularly important for larger sites);

Fylde has in the recent past been an area of high demand for housing development. Housing development has occurred on small, sometimes relatively unattractive brownfield sites within the settlement boundaries. Houses were quickly built, sold and occupied immediately.

The situation has changed dramatically, there are currently many development sites within the Fylde that are under construction but development has been halted because of the current economic climate. There is uncertainty about how long this situation will last.

Cost factors – including site preparation costs relating to physical constraints, any exceptional works necessary, relevant planning standards or obligations, prospect of funding or investment to address identified constraints or assist development; and

Cost Factors will vary tremendously depending for example on whether the site is greenfield or brownfield with remediation works needed. There are particular issues in areas of Lytham St Annes with ground stability because there is sand over peat. In these areas properties have to have more expensive piled foundations. Planning standards and obligations are set out in Council policies. Fylde does not have any areas undergoing housing regeneration therefore, there is unlikely to be any external funding or investment.

Delivery factors – including the developer's own phasing, the realistic build-out rates on larger sites (including likely earliest and latest start and completion dates), whether there is a single developer or several developers offering different housing products, and the size and capacity of the developer.

Many developers have been downsizing due to the current economic situation. Consideration will have to be given as to how quickly the market will be able to develop sites when the economic situation changes. It is acknowledged that the Council team does not have the skills in house to carry out stage 7c and, therefore, the views of the local house builders on the SG and local property agents will be sought. It may be the case that the SG would welcome the involvement of consultants with expertise in these matters.

Stage 7d: Overcoming Constraints

All of the sites which have been deemed unsuitable because of constraints will be looked at again in more detail. A table will be produced showing what action (if any) would be required to overcome the constraint, who would be responsible for carrying out that action, and the likely timescale involved.

Stage 8: Review of the Assessment

This assessment is being carried out for two purposes:

1. to identify in relation to the annual housing rates contained in the Regional Spatial Strategy whether sufficient potential housing land exists within existing settlement boundaries to provide for need up to 2026 (a minimum requirement of 7,030 dwellings). This information will inform development of the Council's Core Strategy;
2. to identify whether the Council has at least a five year supply of housing land and how such a supply may be maintained in future years.

Once the initial survey of sites and the assessment of their deliverability/ developability has been made, the results will be used to produce an indicative housing trajectory that sets out how much housing development is likely to come forward, and at what point in the future.

An overall risk assessment will be carried out to determine whether sites will come forward as anticipated. The nature of the risk assessment will be considered by the SG.

Following the analysis, for the purposes of the preparation of the Core Strategy, if there are insufficient sites to meet the RSS ,minimum housing requirement, then it will be necessary to investigate how this shortfall could be planned for.

Two options are identified in the guidance:

- The identification of broad locations for future housing growth, within and outside settlements; and /or
- The use of a windfall allowance.

The views of the Steering Group will be sought in respect of these two matters.

An alternative option would be to re-commence the survey stages concentrating on the specific types of area identified in para 26 of the guidance. This would only be sensible if such a course was likely to deliver significant additional housing potential. The SG will need to consider this option if necessary.

In relation to the issue of land supply, if there is less than a five year supply of land revealed, the Council will have to take this matter into account in the determination of future planning applications for housing.

Stage 9: Identifying and assessing the housing potential of broad locations (where necessary)

The guidance defines 'broad locations' as areas where housing development is considered feasible and will be encouraged, but where specific sites cannot yet be identified.

Examples of broad locations include:

Within and adjoining settlements – for example, areas where housing development is or could be encouraged and extensions to existing settlements; and

Outside settlements – for example, major urban extensions, growth points, growth areas, new free standing settlements and eco towns. The need to explore these will usually be signalled by the Regional Spatial Strategy.

No such areas in the second category are identified in the RSS but a number of urban extension sites have been identified as part of the initial search for sites and the development capacity of these has already been assessed.

Whilst not all the identified sites will be necessary or appropriate for housing development, at this stage it is considered likely that some of these urban extension sites identified will be needed to meet the minimum requirement identified in the Regional Spatial Strategy. However, until the analysis outlined at stage 8 has been carried out this cannot be quantified.

Stage 10: Determining the housing potential of windfall (where justified)

The guidance makes it very clear that a windfall allowance should not be made unless it can be justified. Decisions on the use of a windfall sites allowance will be made having regard to the views of the Steering Group on the basis of the sites evidence produced and the historical rates of windfall delivery.

Fylde SHLAA

Suggested Proforma For Discussion

Information Required	Information currently contained in proforma	Comments
Unique Property Code	Yes	
Address	Yes	
Site Description	Yes	Fuller description needed as per guidance
Grid Ref	No	
Ownership Details	No	Including whether the site is in multiple ownership.
Site Status	No	Urban capacity site, owner/ developer sponsored site/ lpa suggested site/ site identified during survey. This is important because if it is a developer sponsored site this will give a better indication of intent to develop.
Planning permission status	No	Details of extant planning permissions required.
Site Area	Yes	
Stage 6: Estimating Potential		
Estimated Dwelling Yield	Yes	Information required to show how the yield has been arrived at by reference to a plan showing use of the template or other method. Estimated yield should be transparent. Where yield is lower than PPS3 densities this should be justified.
Type of development	Yes	Justification should be indicated having regard to SHMA and location (character of the area).
Stage 7a Suitability		

Local Policy Status/ Restrictions	No	
Access assessment	Yes	Fuller assessment required.
Infrastructure	No	
Ground conditions	No	
Flood risk	No	
Hazardous risks	No	
Pollution or contamination	No	
Effect on landscape /townscape	No	
Ecological constraints	No	
Livability: environmental conditions for prospective residents	No	
Conclusions on Stage 7a	No	Division into four categories as per submission.
Stage 7b Availability		
Legal ownership problems	No	Multiple ownership, ransom strips, tenancies etc These three indicators are central to assessing availability.
Is the site controlled by a developer who has expressed an intention to develop?	No	These three indicators are central to assessing availability.
Has the land owner expressed an intention to sell for development?	No	These three indicators are central to assessing availability.
Conclusions on Stage 7b	No	
Stage 7c Achievability		
Market Factors inc		
Adjacent land uses	No	
Economic viability of existing use	No	
Attractiveness of the locality	No	
Level of potential market demand / projected rate of sales	No	It is acknowledged that all sites within Fylde will be in demand.
Cost Factors inc		

Site preparation costs		
Planning standards or obligations		
Funding to overcome constraints		
Delivery Factors inc		
Developers phasing plans	No	Where relevant
Realistic build out rates etc	No	
Conclusions on Stage 7c		
Conclusions on Stage 7 in total	No	Traffic lights scheme as per submission.
Stage 7d: Constraints		
Actions needed to overcome identified constraints on relevant sites	No	
Conclusions on Stage 7d		

**Fylde Strategic Housing Land Availability Assessment
Project Timetable**

Tasks

	18th May	1st June	15th June	29th June	13th July	27th July	10th Aug	24th Aug	7th Sep	21st Sep	5th Oct
Stage 1: Planning The Assessment	Complete										
Stage 2: Defining Sources of Sites	Complete										
Stage 3: Desktop Review	Complete										
Stage 4: Determining sites to be surveyed	Complete										
Stage 5: Carrying Out The Survey	Complete										
Stage 6: Estimating Site Capacity	Complete										
Stage 7a: Assessing Suitability	Complete										
Maps and summary sheets to SG		AD									
SG meeting					AD / JG						
Amend Summary sheets and proformas					ST / TL						
Stage 7b: Assessing Availability											
Establish land ownerships			JG								
Write to land owners				JG							
Replies from land owners			JG /AD								

Stage 7c: Assessing achievability for housing

Views of house builders sought

AD

Views of local property agents

AD

Views of Keppie Massie

AD

Report on Stages 7b and 7c to SG

AD / JG

SG meeting

AD / JG

Stage 7d: Overcoming constraints

Identify suitable sites \subject to constraints

JG

Identify action to remove constraints

JG

Stage 8: Review of Assessment

Identify housing trajectory

AD

Stage 9: Identifying/Assessing Broad Locations

Identifying broad locations for development **Complete**

Identifying capacity on BL **Complete**

Stage 10: Determining potential of windfall sites

Examine historical rates **AD**

Small site windfalls **AD**

Conclusions on windfalls **AD**

Stage 11: Production of Draft SHLAAA

Write Draft SHLAA document

SG Meeting

AD / JG

AD / JG

Stage 12: Production of SHLAA

AD / JG

SHLAA - SUITABLE SITES WITHIN DEFINED SETTLEMENT BOUNDARIES

Unique Property Code	Site Location	Estimated Dwelling Yield
St Annes		
SA2	Land rear of 52 Leach Lane, St Annes	1
SA3	Land rear of 60-70 Blackpool Road North, St Annes	3
SA4	Land rear of 2 Walter Avenue, St Annes	2
SA5	Land rear of 3-17 Heyhouses Lane, St Annes	10
SA6	Land east of 37 Knowles Road, St Annes	2
SA7	Land east of 70 Glen Eldon Road, St Annes	2
SA8	Land adj. Keenans Mill, Lord Street, St Annes	2
SA9	Depot, St Davids Road North, St Annes	23
SA10	Garage & CMVU, Heeley Road, St Annes	20
SA11	Beach Car Park, Clifton Drive North, St Annes	22
SA12	Town Hall, South Promenade, St Annes	8
SA13	Public Offices, Clifton Drive South, St Annes	11
SA14	Warehouse, Avon Street, St Annes	2
SA16	Land adjacent 133 St Andrews Road South, St Annes	2
SA17	Land between 5 & 5a Beauclerk Road, St Annes	4
SA18	208 St Annes Road East, St Annes	4
SA19	Land between 54 & 56 Heyhouses Lane, St Annes	4
SA20	Rutland Road Garage, Rutland Road, St Annes	6
SA21	Land rear of South Lodge, Islay Road, St Annes	6
SA23	Land adj. Links Grange, Greenways, St Annes	10
SA26	Land adj. Wordsworth Court, Kingsway, St Annes	2
SA27	Amenity space, north side of Brooklands Road, St Annes	4
SA28	Clinic, Back Headroomgate Road, St Annes	6
SA29	Land between 54 & 58 Dorset Road, St Annes	2
SA30	Land rear of 39 & 41 Boston Road, St Annes	3
SA31	Mirasol, 8 Islay Road, St Annes	1
SA32	353 Clifton Drive North & St Anthony's House, St Georges Road, St Annes	34
SA33	31 St Davids Road South, St Annes	1
SA34	50 North Promenade, St Annes	9
SA35	Training Centre, corner St Albans Road/Sefton Road, St Annes	4
SA36	Land to north of Preesall Close, St Annes	4
SA37	Land to west of Preesall Close, St Annes	1
SA38	Land adj 11 & 12 Nateby Close, St Annes	2
SA39	Former Kwik Save, St Davids Road South, St Annes	10
SA40	Goodwins Garage, 1-5 St Albans Road, St Annes	3
SA41	155 St Andrews Road South, St Annes	4
SA42	58 North Promenade, St Annes	5
SA43	60 & 62 North Promenade, St Annes	8
SA44	17 Links Gate, St Annes	3
SA45	Land rear of 8 Moorland Road, St Annes	1
SA46	157 & 159 Inner Promenade St Annes	6

Unique Property Code	Site Location	Estimated Dwelling Yield
SA64	Land to side of 43 & 45 Boston Road, St Annes	2
		280
Lytham		
LY1	Car park & adjoining land, Station Square, Lytham	0
LY2	Gregson Street, (rear 7-9 Lowther Terrace), Lytham	2
LY3	Land adj 16a West Beach, Lytham	2
LY9	Land adj 1 Milner Road, Ansdell	1
LY13	Land adj. 19 Central Beach, Lytham	6
LY14	North Warton Street, Lytham	7
LY15	Land adj 40 Mythop Avenue, Lytham	1
LY17	Land north side of Graving Dock Road, (rear 2-8 Bedford Road), Lytham	1
LY18	Land off Chandlers Rest, Lytham	2
LY20	Former Guardian Building, Ballam Road, Lytham	180
LY21	Land rear of 23 Seafield Road, Lytham	2
LY22	18 Church Road, Lytham	1
LY23	29-31 Church Road, Lytham	2
LY24	Melton Grove Works, Blackpool Road, Lytham	1
LY25	Land rear of 41 Clifton Street, Lytham	1
LY26	Estates Office, Hastings Place, Lytham	5
LY30	Land adj Land Registry, Preston Road, Lytham (Lytham Quays Phase 1)	17
LY35	Ashtons Nursery, Mythop Road, Lytham	12
LY36	Greens Warehouse, Albert Street, Lytham	3
LY37	25 & 27 Seafield Road & 24 West Beach, Lytham	11
LY38	Land adj. 4 Grosvenor Street, Lytham	1
LY39	Police Station, Bannister Street, Lytham	9
LY42	Land rear of 3 Woodville Terrace (between 6 & 10 Swainson Street), Lytham	1
LY43	58-60 Preston Road & 2 Dock Road, Lytham	3
		271
Freckleton		
FR1	Land off Orchard Close, (rear 129-133 Lytham Road), Freckleton	5
FR2	Land adj. 52 Douglas Drive, Freckleton	1
FR3	Land adj. 124 Lytham Road, Freckleton	1
FR4	Land between 112 & 122 Lytham Road, Freckleton	5
FR5	Land off Ruskin Road, Freckleton	6
FR6	Land adj. 11 Cambourne Place, Freckleton	3
FR8	Land adj. 5 Bramwell Road, Freckleton	1
FR10	Land south side of Croft Butts Lane, (rear of 33 Naze Lane), Freckleton	2
FR11	Land between 21 & 31 Croft Butts Lane, Freckleton	14
FR12	Land between 27 & 31 Preston Old Road, Freckleton	1
FR16	Land adj. 26 Kirkham Road, Freckleton	2
FR17	Land north side of Spring Gardens, (rear 116 Kirkham Road), Freckleton	1
FR18	Land rear Wild Goose House, Goe Lane, Freckleton	5
FR19	Land Adj. 2 Dibbs Pocket, Marsh Gates, Freckleton	1
FR23	Land adj Ravold House Farm Brades Lane Freckleton	4

Unique Property Code	Site Location	Estimated Dwelling Yield
WA10	4 Lytham Road, Warton	23
WA21	148 Lytham Road, Warton	2
		67
Kirkham		
KI1	Sunnybank Mill, Best Street, Kirkham	46
KI2	Land rear of 60 & 62 Ribby Road, Kirkham	3
KI3	Land adj. 2 Coronation Road, Kirkham	7
KI5	Land off Orders Lane, Kirkham	5
KI6	Land adj. 34 The Close, Kirkham	2
KI7	Eagles Court, Church Street, Kirkham	12
KI8	Land adj. & rear of 7 Gleneagles Court, Kirkham	9
KI9	Land north side of Chapel Walks, (rear 3-6 Hornby Court), Kirkham	5
KI12	Land rear 61-67 Preston Street, Kirkham	1
KI13	4 Dowbridge, Kirkham	13
KI14	Land between Gillow Road & Ribby Road, Kirkham	82
KI15	Land at junction A583 & Freckleton Street, Kirkham	12
KI16	Warehouse, Birley Street, Kirkham	2
KI17	76 Marsden Street, Kirkham	3
KI18	Land at Poplar Avenue, (rear 42-46 Marsden Street), Kirkham	4
KI19	66 Marsden Street, Kirkham	3
KI20	Land at The Conifers, Kirkham	1
KI22	Willow Glen, 96 Dowbridge, Kirkham	2
KI23	48 Preston Street, Kirkham	13
		225
Wesham		
WS1	Council Offices, Derby Road, Wesham	47
WS5	Garages to rear of 25-31 Morland Avenue, Wesham	3
WS6	Pennine View, Weeton Road, Wesham	7
WS7	Land adj. 9 Church Walk, Wesham	1
WS11	Land Fleetwood Road/Weeton Road, Wesham	106
WS12	Land Wesham Park Hospital, Derby Road, Wesham	201
		365
Wrea Green		
WG3	Land between 3 & 9 McCall Close, Wrea Green	10
WG4	Land rear of 19 Westbourne Avenue, Wrea Green	1
WG5	Land adj. 38 Bryning Lane, Wrea Green	2
WG6	Land rear of 3-9 Bryning Avenue, Wrea Green	6
WG7	Garages, Wray Crescent, Wrea Green	3
WG8	Land adj. 83 Ribby Road, Wrea Green	2
WG11	Ex Wareings site, Ribby Road, Wrea Green	30
		54
Newton		
NE1	Land adj. 45 Hawthorne Avenue, Newton	3
NF2	Garages Avenham Place, Newton	2

Unique Property Code	Site Location	Estimated Dwelling Yield
EL3	Land adj. Bonds of Elswick, Bonds Lane, Elswick	4
EL4	Land adj. Chapel Farm, Copp Lane, Elswick	4
EL5	Industrial Park, High Street, Elswick	15
EL6	Land between Mill Lodge & Chapel House Farm, Mill Lane, Elswick	5
EL7	Land between 11 & 13 Roseacre Road, Elswick	1
EL17	Land rear of Osbourne House, High Street, Elswick	1
		40
Little Eccleston		
LE1	Land adj. Ormerod House, Blackpool Old Road, Little Eccleston	4
LE3	Land adj. Merlewood, Cartford Lane, Little Eccleston	3
LE6	Flonora, Blackpool Old Road, Little Eccleston	4
		11
Singleton		
SI1	Land rear of 10 Lodge Lane, Singleton	1
SI2	Land rear of Victoria Cottage, Station Road, Singleton	6
		7
Treales		
TR1	Land rear of Huddle House, Kirkham Road, Treales	6
		6
Wharles		
WH1	Land rear of 1 & 3 Harvesters Fold, Roseacre Road, Wharles	2
WH3	Land adj. 12 Hogarth Crescent, Wharles	2
WH4	Land adj. 3 Harvesters Fold, Roseacre Road, Wharles	2
		6
Weeton		
WE1	Smithy Cottage, Singleton Road, Weeton	4
WE3	Land at The Old Post Office, Mythop Road, Weeton	1
WE4	Land north of Mythop Road, Weeton	8
		13
Staining		
ST1	Former Baines Farm, Mill Lane, Staining	15
ST4	Land adj. 37 Chain Lane, Staining	1
ST5	Land adj. 204 Staining Road, Staining	3
ST6	Land adj. 229 Staining Road, Staining	8
ST7	Land adj. 233 Staining Road, Staining	1
		28
Blackpool Boundary		
BP1	Land off Bridgeside, St Annes	15
BP2	Council car park & Airport parking site, rear 11-63 Westgate Road, St Annes	72
BP3	Pontins Holiday Centre, Clifton Drive North, St Annes	370
		457

Total No. of dwellings 1931

SHLAA - SITES WITHIN DEFINED SETTLEMENT BOUNDARIES DEEMED UNSUITABLE

Unique Property Code	Site Location	Reason Deemed Unsuitable
St Annes		
SA1	Land rear of 52 Highbury Road East, St Annes	Poor access
SA15	Land rear of 18-24 Fairhaven Road, St Annes	No access
SA22	Land rear of 24 Gisburn Avenue, St Annes	No access
SA24	Land rear of 33 & 35 Haymarket, St Annes	No access
SA25	Land rear of 18, 20 & 19 Lancaster Avenue, St Annes	No access
SA47	Allotment Gardens, rear of 1-13 Blundell Road, St Annes	Poor access partially blocked by electricity sub-station
SA48	Land rear of 182 St Albans Road, St Annes	Small & overlooked
SA50	Bonds & Stocks Office, Heyhouses Lane, St Annes	Policy protection as Business & Industrial Site (EMP2)
SA60	70 Walter Avenue, St Annes	Loss of protected tree on site frontage (T.P.O. 2008 No. 1)
SA62	67 Clarendon Road, St Annes	Small size of site resulting in overintensive development
Lytham		
LY4	Land fronting & adjacent to the Vicarage, Church Road, Lytham	Affect setting of Listed Building (EP4)
LY5	Land adj. 6 Church Drive, Lytham	Loss of protected trees (T.P.O. 1951 No. 7 - W36)
LY6	Land fronting 10a Clifton Drive, Lytham	Too constrained
LY7	Land between 10b & 12b Clifton Drive, Lytham	Too constrained
LY8	Land fronting 18 Clifton Drive, Lytham	Loss of attractive mature trees in Conservation Area
LY10	Land rear of 3 Lilac Avenue, Lytham	Loss of protected trees (T.P.O. 1951 No. 7 - W30)
LY11	Land rear of 1 Lilac Avenue, Lytham	Loss of protected trees (T.P.O. 1951 No. 7 - W30)
LY12	Land rear of Tudor House, Laburnum Avenue, Lytham	No access
LY16	Rear of Liggard Court, Lytham	No access & loss of important amenity space for Liggard Court
LY19	Land adj. 26-28 Saltcotes Place, Lytham	Loss of protected trees (T.P.O. 1951 No. 7 - W2)
LY28	Land north of Liggard Brook, Graving Dock Road, Lytham	Policy protection as Business & Industrial Site (EMP2)
LY29	Land south of Liggard Brook, Dock Road, Lytham	Policy protection as Business & Industrial Site (EMP2)
LY31	Land adj. 19 Lightwood Avenue, Lytham	No access
LY32	Stanways Car Showroom, Preston Road, Lytham	Policy protection as Business & Industrial Site (EMP2)
Freckleton		
FR7	Land adj. 36 Balderstone Road, Freckleton	Insufficient space for additional dwelling following extension
FR9	Land rear of 1 Naze Lane East, Freckleton	No access
FR13	Land rear of 57 & 59 Preston Old Road, Freckleton	No access

Unique Property Code	Site Location	Reason Deemed Unsuitable
FR14	Land rear of 8-20 Avalon Drive, Freckleton	No access
FR15	Land rear of Longroots & 9 Lower Lane, Freckleton	No access
FR24	Land adj. 9 Douglas Drive, Freckleton	Inadequate off-street parking provision for 9 Douglas Drive
Warton		
WA1	Land rear of 48 Church Road, Warton	No access
WA2	Land fronting 62 Church Road, Warton	Whole site subject to protection under T.P.O. 1981 No. 5 (G'
WA3	Land off Blenheim Drive, Warton	Ecological issues ie. large pond & protected trees (T.P.O. 19
WA4	Land off Alderville Close, (rear 90-96 Lytham Road), Warton	No access & in multiple ownership
WA9	Land rear of 31 Clifton Avenue, Warton	No access
Kirkham		
KI4	Land south side of Matthew Brown Street, (rear 16-24 Station Road), Kirkham	Access constraints - no realistic means of access
KI10	Land rear of 31-37 Preston Street, Kirkham	Inadequate access
KI11	Land rear 43-47 Preston Street, Kirkham	No access
KI21	Progress Business Park, Orders Lane, Kirkham	Policy protection as Business & Industrial Site (EMP2)
KI24	Land south of Manor Drive, Kirkham	LostockHall/Kirkham High Pressure Gas Pipeline crosses ler
Wesham		
WS2	Land corner of Segar Street/Station Road, Wesham	Proximity to railway
WS3	Rear of Holmlea, Weeton Road, Wesham	No access
WS4	Garages to rear of 7-19 West View, Wesham	Poor access & livability conditions
Wrea Green		
WG1	Land rear of 10 & 12 The Brooklands, Wrea Green	No access & in multiple ownership
WG2	Land rear of 2-8 McCall Close, Wrea Green	No direct access
WG9	Land between 7 & 11 Beechfield Avenue, Wrea Green	Restricted plot size - only allow for small dwelling with little g.
WG10	Brook Mill Industrial Estate, Station Road, Wrea Green	Policy protection as Business & Industrial Site (EMP2)
Elswick		
EL2	Land rear of properties Lambarene to The Croft, Copp Lane, Elswick	No direct access
Little Ecclestone		
LE2	Land rear Brow Farm, Cartford Lane, Little Ecclestone	No direct access
LE4	Land between 24 & 26 Gillow Park, Little Ecclestone	Access constraints
LE5	Land rear of 1-4 Blackpool Old Road, Little Ecclestone	No direct access, in multiple ownership & overlooked
Wharles		
WH2	Land rear of Halecroft & Shorrocks Cottage, Roseacre Road, Wharles	No direct access

REPORT



REPORT OF	MEETING	DATE	ITEM NO
DIRECTOR OF STRATEGIC DEVELOPMENT SERVICES	PLANNING POLICY SCRUTINY COMMITTEE	18TH JUNE 2009	5

REGENERATION FRAMEWORK

Public Item

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

Summary

The report summarises the regeneration agenda at Fylde and proposes a framework to guide future investment priorities.

Recommendation

That Committee

- 1) notes the report and recommends the production of a regeneration framework
- 2) selects a task and finish group of members to assist in the production of a regeneration framework
- 3) considers the outcome of this work and makes recommendations to Cabinet

Cabinet Portfolio

The item falls within the following Cabinet portfolio:
Portfolio Title: Planning and Development

Councillor Dr. Trevor Fiddler

REPORT

1) Introduction

- a) This report discusses the Councils engagement with regeneration activity across the Borough. It highlights previous initiatives and presents a snapshot of the various 'schemes' and projects that are at various stages of development. It highlights the potential for future funding sources and makes recommendations as to how a framework could be devised to guide and prioritise future regeneration activity. It also identifies the potential for planning gain contributions to achieve the ambition for regeneration across the Borough.
- b) It should be noted that for the most part the Regeneration Framework would be dealing with public realm investment (public space and buildings) as an integral part of the broader issue of regeneration of the Borough's towns and villages. This has been the focus of regeneration activity to date and is likely to be the means by which the Council can attract external funding in the future. In particular, the framework will not consider, directly, other issues of public infrastructure such as housing or transport, which are dictated by other plans and strategies and might be negotiated through planning applications or other potential grant regimes relating to this type of development.

2) Background

- a) One of the key virtues of the Borough is the high quality of its physical environment with the attractive town's and villages and a large rural area being important to the quality of life of residents, as a setting for business and its contribution to the visitor economy. Nonetheless there are parts of the area that have been identified as suitable for physical improvement or where there are other opportunities to further enhance the attractiveness of the Borough through the process that might broadly termed 'regeneration'.
- b) By far the major source of investment in the physical realm of the Borough is delivered by the private sector, guided through the planning system. However, in some situations it is wholly appropriate for regeneration activity to be undertaken by the local authority as a means of attracting private sector development into particular locations that will have considerable social and economic benefits for residents and local business as well as supporting the important visitor economy.
- c) Over the last ten years or so the Council has been engaged in elements of regeneration and economic development. This regeneration activity commenced with a series of relatively small environmental enhancement schemes in Lytham (Clifton Square, Clifton Street – and included a joint initiative with the Lytham St. Annes Civic Society to reinstate veranda's and resurface forecourts – as well as new street lighting and some street furniture.) In Kirkham, some relatively small scale improvements took place around the Market Square, Poulton Street and in the environs of the former Safeway store development (now Morrison's). A small scheme was implemented in the centre of Freckleton as a joint initiative between the Borough Council and the Parish Council. Following the decision of the Borough Council to operate an annual environmental improvement programme – albeit a modest one - it initially allocated a fund of £20,000 per annum as a means of

funding small scale environmental improvements. By and large the funding was used to enhance or 'top up' other initiatives such as highway or lighting schemes proposed by the County Council.

- d) In 1999 the focus of regeneration was intensified by the establishment of a small dedicated 'Regeneration Unit' to effectively oversee a major regeneration programme for St. Annes. This involved the formation of a town centre partnership, the adoption of a design guide and master plan and a clear remit from the Council to source external funding to deliver the regeneration programme. With the decline of the town centre of St. Annes, the regeneration programme was seen as having a time horizon of up to 15 years given the scale of the issues and the estimate of the public and private funding that would be required. The principal component of the regeneration framework for St. Annes was based around a series of 'physical interventions', for the most part refurbishing buildings and public spaces to provide the setting for private sector development in the belief that such action would enhance the vitality and viability of the coastal resort town.
- e) Some eight years on the regeneration activity has been relatively intense and the Council has engaged a number of strategic funding partners including the Northwest Regional Development Agency, English Heritage, The Lancashire Tourism Partnership (now the Lancashire and Blackpool Tourism Board), Lancashire County Developments, The County Council and the Heritage Lottery Fund. Significant private sector investment has been attracted to the town centre. In so far as St. Annes is concerned, the Building Refurbishment Programme has recently been brought to a close and a scheme to refurbish Garden Street, which will form an attractive link to the – soon to be refurbished Ashton Gardens and The Square -, has recently been completed.
- f) In respect of Kirkham, the Borough's market town has seen some regeneration activity over the years albeit on a smaller scale to that of St. Annes, as described above. In 2003 the Council was successful in obtaining funding support for the undertaking of a 'Market Town Health check', a Government initiative administered through the Countryside Agency. This involved engaging the community in identifying issues and suggesting proposals and projects to address these issues. Some 41 projects were identified and of these over 20 related - to what might be described - as 'town centre issues'. As a result a plan was commissioned and a summary document Design Plan was completed in April 2007. The Kirkham and Wesham Business Group is actively involved with the Council and Lancashire County Developments are a funding partner in a building refurbishment scheme. This financial year should witness the start of a number of schemes. Unfortunately, due to the current economic recession a relatively minor number of schemes will not go ahead. However, there have been other expressions of interest and it is the intention to re-launch the scheme, thereby inviting expressions of interest from other building owners/tenants.

3) Regeneration Planning

- a) In so far as present activity is concerned, St. Annes and Kirkham remain at the centre of activity. However, there have been calls in other quarters for other 'regeneration schemes' to bolster the economy of particular locations. These include Lytham and Ansdell. In addition, there are number of 'bottom drawer schemes' and Parish Plans that propose regeneration proposals containing

environmental improvement 'ambitions'. The urban regeneration agenda now includes projects fronted by the Local Strategic Partnership, such as 'Shaping the Place' in the St. Albans Road area, where the regeneration team have played a role, preparing an urban design appraisal, concept ideas as well as detailed design work.

- b) The regeneration activity has largely been based around Council priorities and this has, in turn, been influenced by the potential for external grant aid. Much of the regeneration activity has been based around physical interventions, for example building and public space refurbishments.
- c) As matters stand, a snapshot (set out fully as Appendix 1) identifies the physical regeneration projects that the Council is actively engaged with. Firstly (Category 1) are the projects that are approved to varying degrees and from which there is specific on-going regeneration activity. Secondly, (Category 2) locations where there have been approaches or requests for regeneration support and thirdly, (Category 3) areas where there is potential for regeneration activity

4) Strategy

- a) The Council has approved individual regeneration schemes and asked officers to implement these and seek out funding opportunities if they arise. However, as matters stand there is no approved regeneration vision or framework for the Borough that would set out schemes and projects in a comprehensive way. It is suggested that it would be appropriate for the Council to set out a Borough wide regeneration ambition beneath which, would be a series of regeneration priorities, action plans and master plans. This would then become the Council's 'Regeneration Framework' or 'Strategy'. The issue would be one of identifying a programme of regeneration activity that would be realistic, be set within the resources available and that had a prospect of being delivered within a particular timescale taking into account possible funding opportunities from whatever sources might be applicable.
- b) Regeneration ambitions and priorities would need to take account of the socio-economic indicators and other data on for example vitality and viability of town centres to identify the strengths, weaknesses, threats and opportunities for Fylde as a whole and each settlement in particular.
- c) There is a draft Spatial Vision for Fylde which has been produced for the Core Strategy. This vision has no formal status however, it is considered useful in describing the strategic aims for the borough to 2021 and it can be used to identify the broad priorities for a regeneration framework

5) A Spatial Vision for Fylde to 2021

- a) "By 2021, Fylde will be a place that is recognised regionally and nationally for its unique and special qualities in terms of its tranquil open coastline, golf courses and attractive rural and urban environments. Fylde will be a prestigious borough where people desire to live, work and visit; it will be a place that guarantees an improving quality of life for all of its citizens; where everybody will feel safe, valued and respected and will have the opportunity to reach their full potential.

- b) Fylde will have strengthened its position as 'The Place to be' within the sub region which comprises Fylde, Wyre and Blackpool. Closer working relationships will have been established with those adjacent Councils, which will have enabled a more strategic and coordinated approach to spatial planning for the sub region. Fylde will also have strengthened its position within the Central Lancashire City Region".

6) Summary of the Position so far

- a) Over the past decade 'regeneration' has assumed an increasing role and has been a priority and significant progress has been made. It is clear that there are many opportunities to maintain the level of regeneration activity and, as outlined above, embark upon further project work to benefit the Borough. However, as matters stand there is no overriding framework that contains specific projects, identifies priorities or guides investment decisions.
- b) The Council's ability to fund major regeneration activity is limited due to the resources available. However, it has had considerable success in attracting external grant aid from a variety of sources, particularly where the funding agencies support the type of activity and where it accords with their priorities. Equally, there may well be further funding opportunities from other agencies and it is partly for this reason that a regeneration framework that sets out priorities is needed.
- c) With some of the present regeneration schemes partially complete and with other opportunities presenting themselves it is considered appropriate to create a framework as described.

7) Future Regeneration Opportunity

- a) 2012 and the Open
Specific funding opportunity presents itself based on the hosting of the 2012 'Open'. Negotiations are on gong with the NWDA is an attempt to attract funding support for additional public realm investment.
- b) Local Strategic Partnership
Some of the priorities for investment of the Council are enshrined within the LSP and outlined in the Sustainable Communities Strategy. The LSP has supported capital schemes as evidenced within the Shaping the Place project in St. Annes and there is the possibility that this form of activity may be rolled out to other locations within the Borough.
- c) The Multi Area Agreement for the Fylde Coast
This is proposed agreement between the constituent local authorities, Government and other agencies and seeks, through agreed actions, initiatives and projects to grow the local economy and enhancing the quality of life for residents. There are a number of 'economic projects' around business development, transport, housing, skills development and public realm projects that could be beneficial to the Borough. These opportunities will have a potential bearing on regeneration activity and in view of the fact that many of these projects are considered to be of sub regional importance and therefore vital to the developing economy of the area there may be more opportunity for external grant aid support.

d) Other Initiatives and Opportunities

From time to time there are other opportunities to achieve investment within the Borough such as the potential for Lottery awards and grants e.g. Ashton Gardens, Lytham Hall (potential) and Park View. Initiatives through NWDA programmes are also a possible source of funding from time to time. The regeneration framework could identify projects and opportunities where there may be funding benefits through various streams.

8) Section 106 opportunities – Planning Obligations

- a) The Interim Housing Policy – adopted, July 2008 - of the Council now requires contributions towards community infrastructure as part of the granting of applications for housing development that is otherwise acceptable in planning terms. The policy requires contributions to affordable housing, public open space and improvements to the public realm. In the case of the latter, the policy requires a contribution of 2.5% of the open market value of properties to support public realm enhancement, where there is a *declared scheme*. Although the present recession and squeeze on credit has brought housing development to a virtual standstill, it is hoped that in time the situation will improve and that housing development will recommence to a reasonable level.
- b) It is reasonable to expect, in the pursuit of sustainable communities, that new housing development should support public infrastructure and of consequence help sustain the vitality and viability of town centres and the local economy in general. From this point of view, it is suggested that where contributions are appropriate then an element of these should be directed at ‘regeneration projects’ that have significance at the borough level.
- c) It would be necessary to make the specific link between the housing development and the project in question and to make it clear to the developer what would be achieved with the specific contribution. As an example, housing around St. Annes could make a contribution to the regeneration of St. Annes resort centre clearly identifying specific elements of the Action Plan that would be supported. The objective and justification would be one of increasing the attractiveness of the town centre as a retail destination, in an attempt to attract spend from the peripheral areas of the town centre rather than it being diverted elsewhere. These enhancements would help to make the retail destination more attractive to the general population.
- d) Likewise, development in Lytham could contribute to the implementation of a master plan for the town centre with the same objectives in mind. A proportion of this funding could be used to match potential grant aid from external agencies, thereby maximising the impact of the investment.

9) Conclusion

- a) It will be appreciated that there has been significant regeneration activity across the Borough and moreover that there are a number of opportunities that will arise as a result of future planning. It is recommended that a Regeneration Framework is necessary to help guide future investment decisions including the

identification/allocation of section 106 monies. The process for production of the framework is set out below:

- i) A Member task and finish group is identified and formed and will meet with respective officers
 - (1) Consideration of socio-economic indicators and other data on for example vitality and viability of town centres to identify the strengths, weaknesses, threats and opportunities for Fylde as a whole and each settlement in particular.
 - (2) Consideration of a draft spatial 'vision' for Fylde and identify regeneration ambitions.
 - (3) Identify the opportunities and priorities for regeneration investment and outline broad environmental proposals for each location.
 - (4) Summarise the draft regeneration framework.
- ii) Consideration of the draft regeneration framework by PPSC with recommendations to Cabinet.
- iii) Consideration and agreement by Cabinet
- iv) Consult with partners e.g. LSP, Regen Bodies, Developers etc
- v) Commence application of regeneration framework
- vi) Officers commission detailed urban design and other proposals for priority areas to bring about the implementation of the Strategy and Action Plan.
- vii) Identify the appropriate means of implementing the Action Plan on the basis of attributing contributions from particular sites to the particular regeneration scheme/project.

IMPLICATIONS	
Finance	The framework should help guide future investment decisions
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
Name of author Paul Walker/Paul Drinnan	(01253) 658431/658434	Date of report	8 th June 2009

List of Background Papers		
Name of document	Date	Where available for inspection
Document name		Council office or website address

Attached documents

Appendix 1 – Summary of past and present regeneration activity

Summary of past and present regeneration activity

Category 1

St. Annes

Activity to date

Part of an eight year programme of physical regeneration based around building refurbishment, the re-design of public space. Significant public sector support has been engaged (c £3.6m) including grant aid from NWDA, LCDL, Lancashire and Blackpool Tourist Board, Lancashire CC, English Heritage and the Heritage Lottery Fund.

Future opportunity

2012 Open and the Visitor Economy Pilot. Opportunity for NWDA investment to support this through grant aid. There is a need to revise the Master Plan in the very near future to set out a longer term vision for the coastal area of which 2012 will be a milestone. A document, to present a funding justification, has been requested by the NWDA and this will now be supported through the MAA (see below). A partnership arrangement will be required to develop the 'bid' and to develop the Classic Resort proposals. Likely funding would not be sufficient to fully complete the resort regeneration and so private sector contributions would be required.

Kirkham

Need/Activity to date

Kirkham was part of the Market Town Health check and has been the subject of a design guide that requires completion and a master plan. Some regeneration activity underway through a building refurbishment scheme supported financially by the Borough Council and Lancashire Count Developments. There is a very active Business Group that works with partners to enhance the economic opportunity for the town.

Future opportunity

An extension of the building refurbishment programme for buildings and potential public realm improvements. A master plan would be required and seek out funding from both the public and private sector. An economic justification will be required for the securing of public realm funding.

St. Albans Road, St. Annes (aka Shaping the Place)

Need/Activity to date

A LSP project of neighbourhood renewal which the Council are a party. Based around a series of interventions including housing and tackling health issues. A community based project that has and will include physical improvements to create an 'urban village'. The Council has provided the urban design analysis and guidance and is involved with the re-design of public space.

Future opportunity

Dependant on LSP funding a continuation of the project including public realm improvements.

Category 2

Lytham Town Centre and Green

Need for regeneration

Lytham has benefitted from some regeneration activity in the past but is suffering from the present recession as witnessed by vacant units, to a degree that is greater than the other main town centres of the Borough, particularly within the independent retail sector. It has no master plan or other design guidance. Although whole scale regeneration activity is not required nonetheless, it could benefit from a design framework/master plan to identify environmental improvements.

Future opportunity

The NWDA are to include Lytham as one of its 'small towns' as part of a research programme that will identify the issues that impact on the economy of the town. This will give the Council and its partners the opportunity to press the case for funding assistance although this is not guaranteed and will depend on the outcome of the study. The Lytham Action Group wishes to work with the Council in producing a long term vision for Lytham including the preparation of a master plan. This could form part of the 'coastal resort' vision relating to St. Annes.

Ansdell

Need for regeneration

As a major district centre suggestions have been made to enhance the retail centre as part of a proposal to designate the 'Ansdell Village Conservation Area'. No work has taken place as yet on this initiative.

Future Opportunity

The area operates as a major retail centre and will act a gateway for the 2012 Open. There may be opportunities to seek to achieve some environmental improvements in this regard, modest as they may be. A design plan would be required.

Wesham

Need for regeneration

Wesham town centre contains some basic community services around the crossroads but the settlement has been and could be the subject of residential development in the future. The aim of improving the centre is desirable and would be relatively modest. There is no approved scheme although some very modest enhancements around the war memorial have been introduced.

Future opportunities

The adopted parish plan asks for the support of the Council in seeking to implement a series of environmental projects.

Elswick

Need for regeneration

A design plan has been produced that was requested by the Parish Council in 2002, and includes an 'urban design analysis' and a series of design projects. The plan was not progressed as would have been hoped for although it remains as an approved document of the Council.

Future Opportunities

Opportunities for implementation are limited and may depend on Section 106 contributions from any small scale development.

Category 3

Fairhaven Lake

Need for regeneration

This is a major asset of the Borough, a local 'beauty spot' and the location of the Ribble Discovery Centre. It is in some ways an asset that could be improved taking account of its coastal location. There have been discussions in the past about a potential study to analyse its potential, its recreational value and the conservation issues surrounding the site.

Future Opportunities

The Lake is now referenced in the Ribble Coast and Wetlands Regional Park proposals as a major asset and this document suggests that the preparation of a master plan should be commissioned. It may be appropriate to commission work through the Regional Park although there are no specific funding allocations earmarked for the study at the present time. A major opportunity will emerge as a result of the feasibility work related to coastal defences and the 'urban design' input into proposed schemes will be imperative. The location could benefit as part of a major initiative related to the development of an 'arts trail' around the Estuary, which is presently under development. There may be some opportunity for small scale and appropriate commercial development within the development of the master plan.

Warton

Need for regeneration

In the future, there may be development issue around the BAE Warton site that may require a re-valuation of lands within the present site. This could be due to the replanning of the company's operation within Lancashire and a rationalisation on site. However, the presence of BAE will remain and the approach to this internationally significant site could be significantly improved - a key gateway to the site. Any development proposals should take the opportunity to seek environmental improvements around the key entrances to the site as well as the 'village centre' that is presently dominated by traffic.

Future Opportunities

These should be taken in the context of development proposals within the BAE site and form part of any master planning exercise.

Design Corridors and Gateway sites

Need for regeneration

Key approaches and 'travel corridors' are vital to the image and perceived environmental quality of the Borough. Some of these key areas can be enhanced through the development management system whereas in other cases specific improvements will be required with other parties e.g. landscape management and traffic management schemes.

Future Opportunities

Sites would require identification and design briefs to specify design performance criteria. These should be identified through the development plan system or in the consideration of planning applications as has been the case in the past.

Open Spaces

Need for regeneration

There are a series of proposals for the improvement/provision of enhanced open space. Some enhancement is achieved through planning gain or other funding streams. These could be drawn together as part of the regeneration framework or as individual elements (Actions Plans) within the general framework.

Future Opportunities

The Council has secured funding through external grant or other sources to enhance its open spaces. The planning system has secured public gain through increased provision of space and improvements to existing areas. The Council has a good record in working with voluntary organisations on enhancing public open spaces. There are areas of open space that are in need of investment or present opportunities and these ambitions could be identified through the Regeneration Framework.

Planning Policy Scrutiny Committee



Date	2 April 2009
Venue	Town Hall, St Annes
Committee members	Councillor Kevin Eastham (Chairman) Councillor Ben Aitken (Vice-Chairman) Michael Cornah, John Bennett, Maxine Chew, Barbara Douglas
Other Councillors	None
Officers	Paul Walker, Tony Donnelly, Paul Drinnan, Mark Sims, Stephen Smith, Lyndsey Lacey
Others	Michael Gage(Accredited Peer Member)

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 12 February as a correct record for signature by the chairman.

3. Substitute members

None

4. Regional Strategy for England's North West

Tony Donnelly, Head of Planning (Policy) reported that the Government had recently published draft legislation to enable all regions to produce a Single Integrated Regional Strategy to replace the Regional Economic Strategy, Regional Spatial Strategy and Regional Housing Strategy. He added that the Northwest region had agreed to begin work on this immediately.

The report set out the background, preparation process and transitional arrangements.

Mr Donnelly stated that the strategy would set a 20 year vision and related goals, and a 3-5 year investment and implementation plan. It would ensure that decisions and investment were helping the region move towards the agreed goals.

Members were advised that the strategy work was being jointly led by the NWDA and 4NW (the Regional Leader's Forum) and assisted by an advisory group of 50 regional organisations. The Principles and Issues Paper had been published to stimulate debate within the region about the issues that the region were likely to face over the longer term future and the principles that should underpin the strategy. Mr Donnelly stated that the consultation period concluded on 30th April.

The comprehensive report outlined the timetable for the preparation of the strategy and detailed the consultation questions contained in the document. The questions were divided into a series of sections including: Strategy Assumptions; Strategy Focus and Outcomes; Northwest England's Uniqueness; Regional Challenges and Issues. The report also included suggested responses to the questions raised.

The Chairman asked for confirmation as to whether all the work would be funded and carried out by the region. Mr Donnelly confirmed that the work was being led by NWDA and 4NW.

Councillor Chew made reference to the economic downturn and the associated implications for the strategy. Mr Donnelly stated that at this stage the consultation acknowledged the current recession but was essentially seeking information on the important long term issues/matters that the Council felt needed to be addressed in the proposed strategy.

The Chairman asked the committee to consider whether there was anything different about the Fylde area compared to the North Western region that it particularly wished to emphasise e.g. coastal issues.

With regard to the strategy assumptions, the Chairman enquired whether the aged/ageing population with particular reference to the Fylde area was getting higher. Mr Donnelly confirmed this to be the case.

The Chairman commented about the apparent conflict between paragraphs item 13 (bullet point 2) and 14 (bullet point 8) in the report. Mr Donnelly addressed this matter.

Following detailed consideration of this matter the Committee RESOLVED:

1. To note the timetable for preparation and the transitional arrangements
2. To recommend that the Portfolio Holder agree and submit the responses as outlined in the report subject to the following modifications:

Include at the end of paragraph 12:

- Rural economy and farming

Include at the end of paragraph 14:

- Empty shops in towns

Include at the end of the response to Question 1:

Nethertheless, it is important that the attractive areas of the North West are maintained if quality employers are to be attracted and retained.

Include at the end of the response to question K:

If greenbelts are to be reviewed strategically consideration should be given to prioritising green wedges between communities and major settlements.

5. Joint Lancashire Minerals and Waste Development Framework

Mark Sims, Principal Planning Officer (Policy) reported that the Joint Lancashire Minerals and Waste Development Framework Core Strategy Development Plan Document had been adopted by the three Joint Authorities of Blackpool Council (21 January 2009), Blackburn with Darwen Council (29 January 2009) and Lancashire County Council (26 February 2009). He stated that the document was applicable to all development within the Joint Planning Area. It set out policies which would guide minerals and waste planning in the area to 2021. Mr Sims added that as part of the Minerals and Waste Local Development Framework, the Core Strategy formed part of the statutory development plan and is applicable to all three authority areas.

It was further reported that the Development Plan Document had been considered by an Independent Inspector. The Document as presented incorporated the binding recommendations of the Inspector.

The report made reference to Spatial Vision for Minerals and Waste in Lancashire (this was presented under Appendix A of the report). It indicated that eleven objectives had been identified which set out how the vision was to be achieved. The report also identified nine issues which were proposed to be addressed by the nine policies contained in the Core Strategy.

Members were advised that the report indicated that the Core Strategy was to be supported by a Site Allocation and Development Management Policies DPD which would identify locations where mineral extraction might take place, and where future waste management facilities would be provided. Work on this DPD had already begun and consultations on it were expected to take place in the autumn.

Members commented on issues associated with radioactive waste and future proposals for the incineration of waste.

Councillor Aitken suggested that there was no differentiation in the report between household waste and commercial waste. In addition, Lancashire County Council had not introduced a commercial waste policy and as such had not published figures relating to the recycling of commercial waste. Mr Sims confirmed that he would take up these issues.

The Chairman commented that it should be acknowledged that Fylde was unique in Lancashire due to its sustainable supply of sand on the beach available for extraction being infinite.

Councillor Chew enquired whether the area of Thistleton had been identified as site for mineral gravels. Mr Sims stated that as far as he was aware the site had not been identified.

The Committee RESOLVED to note the report.

6. St Annes Building Refurbishment Programme 2001- 2009 - A Review

Paul Drinnan, Head of Planning (Regeneration) and Stephen Smith (Principal Regeneration Officer) gave a slide presentation on the Building and Refurbishment programme that had been in operation in St Annes since 2001. The report included a summary of the main achievements and a review of some of the lessons learned during its operation.

Mr Drinnan made particular reference to the successful implementation of the Heritage Economic Regeneration Scheme (HERS) St Annes and the subsequent Conservation Area Restoration Scheme (CARS) Scheme.

The presentation covered the background and economic justification for the programme; overall approach to the work; the role of the council and its partners and the latest update on outputs and outcomes. The slides also depicted before and after replacement buildings/shop fronts.

The Chairman asked about the funding arrangements for the public realm improvements in St Annes i.e. private v public spend. Mr Drinnan confirmed that the ratio was 7 to 1.

Councillor Bennett enquired about claw back for reinvestment. Mr Smith stated that within the HERS/CARS scheme there was a 3 year claw back period which was set by case law.

Councillor Chew expressed her disappointment with regard to the on going maintenance arrangements within the town centre and made particular reference to the planting. She asked whether the council set aside monies for this purpose. Mr Drinnan explained that this was a corporate issue and it was the team's intention in preparation for 2012 golf to seek a meeting of departmental representatives in an attempt to resolve the matter.

Councillor Chew also added that in recognition of the town's conservation area status, none of the conservation areas had a management plan. In view of this, priority should be given to the employ of a Conservation Officer. Mr Walker addressed this point.

Councillor Cornah asked about the number of commercial premises that were currently vacant in the town centre. Mr Smith confirmed that the survey that had been undertaken in late 2008 confirmed there to be 6.6% which was well below the national average.

The Chairman enquired about the feasibility of transferring garden operatives currently assigned to Ashton Gardens to work on the maintenance of the town centre. Mr Walker confirmed that as a result on the Ashton Gardens project there had been an opportunity to transfer operatives to solely work in the town centre. He added that the Public Open Spaces Strategy acknowledged the need to invest in the maintenance of the town centre

Following a full discussion the committee RESOLVED:

1. To note the contents of the report.
2. To convey the Committee's thanks and appreciation for the excellent work the Regeneration Team have carried out over the years in relation to the successful implementation of the HERS/CARS scheme.
3. To recommend to the Portfolio Holder that officers engage with external funding agencies to ascertain where that are further funding initiatives and opportunities that might be appropriate to the borough and in this regard report back in due course with relevant information.
4. To note and acknowledge the economic achievements and expertise gained through the implementation of the scheme as referred to in the report and replace that whether future building refurbishment schemes that experience gained through the operation of HERS in respect of protocol and procedures be embodied in the operation of such future schemes.
5. To recommend to the Portfolio Holder that officers provide a periodic review for the committee to monitor schemes as they progress and to instruct officers to identify through future regeneration action plans the scope for grant aid scheme and consider opportunities for external funding to support the relevant elements of the action plans.
6. To ensure that the commitment given to the on going maintenance of the St Annes Town centre redevelopment scheme since inception is implemented so that standards achieved could be maintained.

7. Regeneration Projects Update

Paul Drinnan, Head of Planning (Regeneration) presented a resume on a number of key regeneration and economic development issues.

The appendix to the report set out series of projects and issues that were actively being pursued as part of the Council regeneration activity including: the Rural Development Programme for England, Kirkham Building Enhancement Programme, Visitor Economy Pilot, 2012 Investment Framework, Regeneration Framework, Ribble Coast and Wetlands Regional Park, Lytham Town Centre Health Check, Tourist Board Project, St Annes CARS scheme, Shaping the Place, Station Road, Conservation Areas and Partnership Working.

Following consideration of this matter the committee RESOLVED:

1. To recommend to the Portfolio Holder that priority be given to the progression of the Station Road, Lytham scheme.
2. To recommend to the Portfolio Holder that the Local Strategic Partnership (Environment Group) via the LSP Action Plan be asked to help progress the work on Conservation Areas.

© Fylde Borough Council copyright [2009]

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.