

Agenda



DEVELOPMENT MANAGEMENT COMMITTEE

| | |
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| Date: | Wednesday, 15 June 2016 at 6:30 pm |
| Venue: | Town Hall, St Annes, FY8 1LW |
| Committee members: | <p>Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman)</p> <p>Councillors Christine Akeroyd, Peter Collins, Michael Cornah, Tony Ford JP, Neil Harvey, Kiran Mulholland, Barbara Nash, Linda Nulty, Liz Oades, Albert Pounder.</p> |

| | PROCEDURAL ITEMS: | PAGE |
|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| 1 | Declarations of Interest: Declarations of interest, and the responsibility for declaring the same, are matters for elected members. Members are able to obtain advice, in writing, in advance of meetings. This should only be sought via the Council's Monitoring Officer. However, it should be noted that no advice on interests sought less than one working day prior to any meeting will be provided. | 1 |
| 2 | Confirmation of Minutes: To confirm the minutes, as previously circulated, of the meeting held on 25 May 2016 as a correct record. | 1 |
| 3 | Substitute Members: Details of any substitute members notified in accordance with council procedure rule 25. | 1 |
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<http://fylde.cmis.uk.com/fylde/DocumentsandInformation/PublicDocumentsandInformation.aspx>

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DECISION ITEM



| REPORT OF | | MEETING | DATE | ITEM NO |
|------------------------------------------------------------|-------------------------------------|---------|--------------|---------|
| DEVELOPMENT SERVICES DIRECTORATE | DEVELOPMENT MANAGEMENT COMMITTEE | | 15 JUNE 2016 | 4 |
| PUBLICATION VERSION OF THE FYLDE LOCAL PLAN TO 2032 | | | | |

PUBLIC ITEM

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

SUMMARY

The production of a Local Plan is a statutory requirement for the Local Planning Authority.

The draft Publication version of the Fylde Local Plan to 2032 contains policies to accommodate all of the development identified in the borough within the strategic and non-strategic locations for development, and when it will be delivered over the Local Plan period. The plan includes site allocations for housing, employment, commercial, retail, tourism, leisure, recreational and mixed use developments. Alongside all of the policies to accommodate site allocations, the Local Plan also includes development management policies such as the protection of the natural environment and heritage assets.

The Local Plan also includes defined town, district and local centre boundaries; together with primary and secondary retail frontages. The boundaries of the Holiday Areas in St Annes and the seafront areas of St Annes and Ansdell / Fairhaven have been reviewed and defined in the Local Plan. Work has been carried out as part of the preparation of the Local Plan to establish whether existing employment locations and allocations should continue to be protected and be carried forward. An update of the open space, sport and recreation study, together with a new playing pitch strategy and built facilities review, have been commissioned and completed which have informed the preparation of the Publication version of the Local Plan. The Playing Pitch Strategy Assessment and Action Plan, together with the Open Space Study Update are attached as Appendices 6, 7 and 8 respectively to this covering report. The Green Infrastructure network is currently being plotted and will be available on the Policies Map when the Publication version of the Local Plan is issued for consultation in August 2016. In the meantime, the draft Policies Map (excluding the Green Infrastructure network) is attached at Appendix 2 to this covering report.

The Publication version document represents an important step in the preparation of the new Local Plan for Fylde. The document has been prepared following the results of previous public consultations on the Local Plan Issues and Options (2012), the Preferred Option (2013) and the Revised Preferred Option (RPO, 2015) versions and the information provided by the Council's evidence base, including the recommendations of previous technical assessments.

Ongoing discussions are taking place with Natural England, Highways England, LCC (Highways) and LCC (Education) to resolve issues raised during the previous RPO consultation in October to December 2015, including the capacity of the highway network, the impact of development on nature conservation (i.e. the feeding grounds for pink footed geese), together with primary and secondary school provision in the borough to the end of the plan period.

Following this Development Management Committee meeting (15th June 2016) the draft Publication version document will be subject to the following technical assessments: Sustainability Appraisal, Habitats Regulations Assessment, a Health Impact Assessment, Rural Proofing Assessment and a Viability Assessment. The Technical Assessments will be available throughout the six week consultation period into the 'soundness' of the Local Plan.

The Planning Inspectorate has recommended that the Council prepares responses to all of the representations, that it will receive during the Publication consultation, and propose recommendations wherever necessary, prior to submitting the Local Plan to the Secretary of State. The Planning Inspector, who will be appointed by the Secretary of State, will examine the Local Plan and assess whether the plan has been prepared in accordance with the Duty to Co-operate, legal and procedural requirements and whether it is 'sound' – namely that it is:

- **Positively prepared** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- **Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- **Effective** – the plan should be deliverable over its period based on effective joint working on cross-boundary strategic priorities; and
- **Consistent with national policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework.

Consequently, the Duty to Co-operate is the first test of soundness and if the Council fails this, the Inspector will not examine the Local Plan.

The draft Infrastructure Delivery Plan (the IDP) is attached as Appendix 3 to this covering report. The draft Statement of Compliance with the Duty to Co-operate with neighbouring local authorities and other prescribed bodies will be issued for consultation with the Publication version of the Local Plan. The draft Statement of Compliance with the Duty to Co-operate forms Appendix 4 to this covering report. The updated Sites Assessments Background Paper is to be found at Appendix 5.

RECOMMENDATIONS

1. Issue the Publication version of the Fylde Local Plan to 2032 for public consultation on 'soundness' for 6 weeks commencing in August 2016, together with the draft Infrastructure Delivery Plan (the IDP), the draft Statement of Compliance with the Duty to Co-operate and the technical assessments.
2. Approve the policies in the housing chapter (Chapter 10: Provision of Homes in Fylde) of the Publication version of the Local Plan for immediate use as 'Interim Housing Policies' for use by the Development Management Committee and for decisions determined under Delegated Authority by the Head of Planning.
3. Approve the Masterplan Policy in Chapter 7 (Strategic Locations for Development) of the Publication version of the Local Plan for immediate use by the Development Management Committee and for decisions determined under Delegated Authority by the Head of Planning.
4. The Publication Version of the plan be amended to reflect the findings of the revised Gypsies and Travelling Showpeople Accommodation Assessment when available.
5. That delegated authority is given to the Head of Planning (in consultation with the Chairman and Vice Chairman of the Development Management Committee), to make any further amendments to the Publication version of the Local Plan, the Policies Map, the draft IDP and the draft

SUMMARY OF PREVIOUS DECISIONS

Development Management Committee 17th June 2015 – Revised Preferred Option version of the Local Plan to 2032 – members agreed the following five recommendations:

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

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

RECOMMENDATIONS

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

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

RECOMMENDATIONS

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

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

Development Management Committee 9th March 2016 - Revised Preferred Option version of the Local Plan to 2032 – Responses Report

RECOMMENDATIONS

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

| CORPORATE PRIORITIES | |
|---------------------------------------------------------------------------------------------------------------|---|
| Spending your money in the most efficient way to achieve excellent services (Value for Money) | ✓ |
| Delivering the services that customers expect of an excellent council (Clean and Green) | ✓ |
| Working with all partners (Vibrant Economy) | ✓ |
| To make sure Fylde continues to be one of the most desirable places to live (A Great Place to Live) | ✓ |
| Promoting Fylde as a great destination to visit (A Great Place to Visit) | ✓ |

REPORT

THE FYLDE LOCAL PLAN TO 2032

1. Future development within Fylde will be guided by the plans and policies within the new Local Plan for Fylde, which will run from 1st April 2011 to 31st March 2032, to ensure a 15 year plan from the expected date of adoption in 2017.
2. The Fylde Local Plan to 2032 – hereinafter referred to as the Local Plan – includes Strategic and Non-Strategic Allocations for new homes and employment land, leisure, retail, tourism and community use, or a mixture of such uses. The Local Plan also comprises Development Management policies, which will inform decisions on planning applications and appeals; together with policies to protect the natural and built environment and heritage assets.
3. The Local Plan, once adopted, will supersede the current saved policies of the Fylde Borough Local Plan (As Altered: October 2005). Appendix 1 of the plan sets out the policies in the adopted Fylde Borough Local Plan (As Altered: October 2005) and shows:
 - Policies which will be replaced by policies in this new Fylde Local Plan to 2032 including both Strategic and Non-Strategic Allocations and Development Management policies;
 - Policies which have been superseded by the National Planning Policy Framework (the Framework); and
 - Policies which are no longer required.
4. Preparation of the Local Plan has fulfilled the requirements set out in the Planning and Compulsory Purchase Act, 2004 and the accompanying Town and Country Planning (Local Planning) (England) Regulations, 2012; and has followed the guidance set out in the Framework, published in March 2012 and the Planning Practice Guidance (PPG), issued in March 2014.
5. The Local Plan is built upon the key principle of **sustainable development** and its three dimensions: social, economic and environmental. These dimensions give rise to the need for the planning system to perform a number of roles (the Framework, paragraph 7):
 - **An economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support economic growth and innovation; and by identifying and co-ordinating development requirements, including the provision of infrastructure;
 - **A social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
 - **An environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.
6. The Framework provides the national framework which the Local Plan will need to comply with. The Local Plan will not repeat policies contained in the Framework unless there is a locally specific aspect of the Framework that needs to be clarified. The North West Regional Spatial Strategy was revoked in May 2013, meaning that the Local Plan must cover strategic development issues which were previously included in regional strategies.
7. Promoting health and wellbeing, equality, viability, achieving good design and sustainability are **cross cutting themes** promoted through the Framework. The cross cutting themes are integral to all the policies and they run through the Local Plan.

8. Neighbourhood Development Plans may also be produced for parts of the borough by Parish / Town Councils / Neighbourhood Forums and these must be in conformity with the adopted Local Plan and National Policy. Some Neighbourhood Development Plans are being prepared in advance of the Local Plan. Any adopted Neighbourhood Development Plans will need to be reviewed once the Local Plan has been adopted, so as to ensure that they are compliant with the Local Plan and if not they will need to be amended.
9. The Local Plan is being prepared in close co-operation with Blackpool Council, Wyre Council and Lancashire County Council, which collectively comprise the Fylde Coast sub-region, together with neighbouring local planning authorities i.e. Preston City Council and other statutory consultees including the Environment Agency and Natural England and Preston City Council, as part of the Duty to Co-operate on strategic planning issues introduced through the Localism Act and the Framework (paragraph 178). The draft Statement of Compliance with the Duty to Co-operate – Appendix 4 to this committee report - will be issued alongside the Publication version of the Local Plan, to enable all neighbouring authorities and ‘prescribed’ bodies under Section 33A of the Planning and Compulsory Purchase Act, 2004 (as amended by Section 110 of the Localism Act, 2011) and all other interested parties to comment on this legal requirement through representations.
10. The Local Plan contains a **Spatial Portrait** (Chapter 2) of how the Borough looks and functions now, together with a **Vision for Fylde** (Chapter 3) to the end of the plan period, five **Strategic Objectives** (Chapter 4) and a **Development Strategy** (Chapter 6). The **Vision** and the **Development Strategy** set out how the Council envisages the area will develop over the course of the Local Plan period. It seeks to ensure that new homes, jobs and services required by communities are located in the most sustainable locations and that the mechanisms for delivering the necessary infrastructure, facilities and other development will be provided to make this achievable.
11. The Local Plan identifies four Strategic Locations for Development, in Chapters 6 and 7 which will be the focus for the level of housing and economic growth required in Fylde up to the end of the plan period. The four Strategic Locations are: Lytham and St Annes; Fylde – Blackpool Periphery; Warton; and Kirkham and Wesham. To accommodate the level of development proposed, the Local Plan includes a masterplan policy (policy M1) for all of the Strategic Locations to ensure that new development on strategic sites is planned and delivered in an effective manner. It has already been agreed that this masterplan policy be approved for use by the Development Management Committee and the Head of Planning and Regeneration, prior to the formal adoption of the Local Plan. In addition, the Local Plan identifies non-strategic development sites (including allocations and commitments) outside the four Strategic Locations for Development.
12. The Local Plan includes General Development Policies in Chapter 8, on the Green Belt, Areas of Separation, development in the countryside, promoting mixed use development, achieving good design in development, demonstrating viability, and contaminated land.
13. Chapter 9 on the Fylde Economy includes policies on the overall provision of employment land and existing employment sites; the Lancashire Advanced Engineering and Manufacturing Enterprise Zone at BAE Systems, Warton and Blackpool Airport Enterprise Zone; the retail hierarchy, which is based upon vibrant town, district and local centres; leisure, culture and tourism development; and tourism accommodation.
14. Chapter 10 on the Provision of Homes in Fylde includes the housing requirement number; allocation of housing land; density and mix of new residential development, including specialist accommodation for the elderly and custom and self – build homes; conversions and change of use to residential; the provision of starter homes and Affordable Housing; Gypsies, Travellers and Travelling Showpeople’s Sites; isolated new homes in the countryside; and

replacements of, and extensions to, existing homes in the countryside. The Specialised Housing Background Paper, attached as Appendix 9 to the report, provides supporting evidence and explains the emerging national changes in policy guidance and legislation. An update to the Gypsies, Travellers and Travelling Showpeople's Accommodation Assessment (GTAA) has been commissioned by the three Fylde Coast Authorities, which takes account of the new definition of travellers which, it is expected, will result in a change in the number of pitches required over the plan period. The GTAA update will be reported to members once it is available, but in order to avoid delay in the publication of the plan, it is proposed that any changes in the evidence base arising from the revision of the GTAA be incorporated in the publication version of the plan. It was agreed at a Committee meeting on 17th June 2015 that the policies in the housing chapter be adopted as 'Interim Housing Policies' for use by the Development Management Committee and the Head of Planning, prior to the formal adoption of the Local Plan. This will ensure that up-to-date policies, which are in accordance with the Framework, are available for use by the Development Management Committee and the Head of Planning when determining planning applications.

15. Chapter 11 on Health and Wellbeing includes, amongst other things, the provision of community facilities and indoor and outdoor sports facilities. The policy on indoor and outdoor sports facilities has been written to take on board the findings and recommendations in the draft Playing Pitch Strategy and Action Plan, 2016, prepared by Knight, Kavanagh and Page (KKP) Management Consultants. A copy of the draft Playing Pitch Strategy Assessment Report is provided at Appendix 6; and a copy of the draft Playing Pitch Strategy and Action Plan is available at Appendix 7 to this report.
16. Chapter 12 on Infrastructure, Service Provision and Transport focusses on developer contributions and the Community Infrastructure Levy (CIL); strategic highway improvements; the safeguarded area north of BAE Systems runway at Warton Aerodrome; safeguarding Blackpool Airport as a viable operational airport; enhancing sustainable transport choice and the provision of parking standards. Parking standards are proposed to be the subject of a separate supplementary planning document (SPD).
17. Chapter 13 on Water Resource Management, Flood Risk and Addressing Climate Change focusses on flood alleviation, water quality and water efficiency; surface water run-off and sustainable drainage (SuDs); renewable and low carbon energy generation; decentralised energy networks and district heating systems
18. Chapter 14 on Conserving and Enhancing the Natural, Historic and Built Environment focusses on landscape; biodiversity; protecting existing and providing additional open space and Green Infrastructure; the management and enhancement of open space; and the protection of the historic environment including listed buildings, conservation areas and registered historic parks and gardens. The open space policies in Chapter 14 have been written to take on board the Open Space Study Update, 2016, prepared by KKP Management Consultants. A copy of the Open Space Study Update is provided at Appendix 8 to this report.
19. A draft Policies Map has been prepared which will accompany the Publication version of the Local Plan. The Policies Map – a draft copy of which is provided at Appendix 2 to this report - includes all of the sites allocated for development, together with areas of constraint including the Green Belt, Areas of Separation and nature conservation sites (biodiversity), and infrastructure projects including the M55 (Junction 4) to Heyhouses (St Annes) link road.
20. It is a statutory requirement and best practice that the Local Plan is subject to several technical assessments during its preparation to ensure that it addresses the specific issues of sustainability, impacts on international sites of nature conservation importance, economic viability, health, equality and impact on rural areas. Therefore, the following technical

assessments of the Publication version of the Local Plan will be undertaken and the results will be made available as part of the consultation on soundness in August / September 2016:

- Sustainability Appraisal (SA)
- Habitat Regulations Assessment (HRA) - Screening Report
- Health Impact Assessment (HIA)
- Equalities Impact Assessment
- Rural Proofing Assessment
- Viability Assessment

21. A draft IDP has been prepared to accompany the Publication version of the Local Plan. The IDP focusses on transport, utilities, waste management, flood risk and coastal defence, education, health and social care, emergency services, neighbourhood and community facilities including the public realm and Green Infrastructure (i.e. parks and gardens, natural and semi-natural greenspace, green corridors, allotments and children's play areas). The Infrastructure Delivery Schedule (IDS), at the back of the IDP identifies the individual projects, together with the sources of gap funding and costs, required to assist in accommodating all of the development (new homes, employment and mixed use development) proposed in the Local Plan and overcome existing shortfalls in the provision of infrastructure in Fylde. Infrastructure providers and statutory consultees have been consulted throughout the preparation of the emerging Local Plan, so as to ensure that all of the requisite infrastructure will be provided during the lifetime of the plan.
22. Based on the approved timetable, the Local Plan will not be adopted until Spring 2017. It is not possible to put off the determination of planning applications pending the adoption of the plan. The emerging plan will be a material consideration in the determination of any planning application, however its weight will be limited at this time but will increase as the plan passes through the various stages of its preparation. In order to ensure that development that comes forward ahead of the Local Plan is in accordance with its key principles, in line with the decision of the Committee on 17 June 2015, the policies in the housing chapter (Chapter 10) and the masterplanning policy in Chapter 7 of the Publication version of the Local Plan will be used to guide development.
23. The consultation into the soundness of the Publication version of the Local Plan, together with the IDP and the supporting technical assessments will take place over a period of 6 weeks, in accordance with the Council's Statement of Community Involvement (the SCI). Access to the documents will be provided by internet, including via local libraries and the Council Offices and will be available to view for the whole of the consultation period.

| IMPLICATIONS | |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Finance | The Council's approved Revenue Budget contains provision for the resources required to ensure delivery of the Local Plan, the Infrastructure Delivery Plan (the IDP) and the Community Infrastructure Levy (the CIL), in accordance with the decision made by Cabinet on 26 th November 2014 and the delivery timescale contained therein. There are no additional finance resource implications arising from this report. |
| Legal | None |
| Community Safety | None |
| Human Rights and Equalities | A Health Impact Assessment (HIA) was undertaken into |

| | |
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| | the Revised Preferred Option version of the Local Plan. The results of the assessment were issued for consultation for 7 weeks alongside the Revised Preferred Option version of the Local Plan and the Infrastructure Delivery Plan (IDP) from 15 th October to 3 rd December 2015. A further HIA will be undertaken on the Publication version of the Local Plan in June and July 2016; which will be issued for consultation alongside the Local Plan in August this year. |
| Sustainability and Environmental Impact | A Sustainability Appraisal was undertaken on the Revised Preferred Option version of the Local Plan, which was issued for consultation for 6 weeks from 23 rd November 2015 to 5 th January 2016. A further Sustainability Appraisal will be undertaken on the Publication version of the Local Plan in June and July 2016; which will be issued for consultation alongside the Local Plan in August this year. |
| Health and Safety and Risk Management | None |

| LEAD AUTHOR | TEL | DATE | DOC ID |
|-----------------|--------------|--------------|--------|
| Michael Eastham | 01253 658695 | 01 June 2016 | |

| LIST OF BACKGROUND PAPERS | | |
|--------------------------------|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name of document | Date | Where available for inspection |
| Fylde Local Plan Evidence Base | | http://www.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/evidence-base/ http://www.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/sustainability-appraisal-strategic-environment-ass/ http://www.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/local-plan-to-2030-consultations/fylde-local-plan-2032-revised-preferred-option/ http://www.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/evidence-base/economic-viability-assessment-emerging-fylde-local/ http://www.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/evidence-base/fylde-coast-strategic-housing-market-assessment/ |

The following appendices are available to view at

<https://fylde.cmis.uk.com/fylde/MeetingsCalendar/tabid/70/ctl/ViewMeetingPublic/mid/397/Meeting/896/Committee/20/Default.aspx>

Appendix 1: The draft Publication version of the Fylde Local Plan to 2032

Appendix 2: The draft Policies Map

Appendix 3: The draft Infrastructure Delivery Plan (IDP)

Appendix 4: The draft Statement of Compliance with the Duty to Co-operate

Appendix 5: Sites Assessments Background Paper, April 2016

Appendix 6: Playing Pitch Strategy Assessment Report, May 2016

Appendix 7: Playing Pitch Strategy and Action Plan, May 2016

Appendix 8: Open Space Study Update, May 2016

Appendix 9: Specialised Housing Background Paper

DECISION ITEM



| REPORT OF | MEETING | DATE | ITEM NO |
|-----------------------------------------------------------------------------------------|-------------------------------------|--------------|---------|
| DEVELOPMENT SERVICES DIRECTORATE | DEVELOPMENT MANAGEMENT COMMITTEE | 15 JUNE 2016 | 5 |
| A COMMUNITY INFRASTRUCTURE LEVY - PRELIMINARY DRAFT CHARGING SCHEDULE (PDCS) | | | |

PUBLIC ITEM

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

SUMMARY

To facilitate gap funding and delivery of future infrastructure in Fylde, to overcome existing shortfalls in provision and to accommodate the quantum of development identified in the emerging Local Plan, the council approved the principle of adopting a community infrastructure levy (CIL) in February 2015.

The CIL when / if implemented will be a new charge on some forms of built development; it allows the Charging Authority (i.e. Fylde Council) to levy a charge on owners or developers carrying out built development so that they contribute to the costs of providing the infrastructure needed to support development of the area. It will fund infrastructure projects such as transport, education, leisure and health which will need to be set out in a list known as a Regulation 123 list. The levy will be charged at a rate of pounds per square metre, based on the net additional internal floor-space of any given development for uses identified in a charging schedule.

Fylde Council commissioned consultants, Keppie Massie to carry out a Viability Assessment of the Revised Preferred Option (RPO) version of the Local Plan and the second part of the brief was to prepare a CIL Preliminary Draft Charging Schedule. Building on the work undertaken by consultants Keppie Massie in the Part 1 Study: the Economic Viability Assessment of the RPO version of the Local Plan, issued in October 2015, the Part 2 Study considers the extent to which a CIL could be introduced in Fylde to ensure that the necessary infrastructure is in place to support future new development without prejudicing the economic viability of such development. The Part 2 Study should be read alongside the Part 1 Study titled: 'Fylde Local Plan Economic Viability Assessment and Preparation of a Community Infrastructure Levy Preliminary Draft Charging Schedule for the council', October 2015. A copy of the **Part 2 Study**, prepared by consultants Keppie Massie is available as an appendix to this Committee Report.

The emerging Local Plan (2011 to 2032) recognises that the introduction of a CIL charging schedule will not always remove the requirement for Section 106 planning obligations, which will remain to be used in accordance with the tests set out within the CIL regulations. Planning obligations are a key delivery tool, providing the opportunity to secure financial contributions which mitigate against the localised impacts of development which would otherwise render the proposal unacceptable in planning terms. The CIL and Section 106 agreements, along with other funding streams will be vital in supporting the delivery of infrastructure in Fylde borough.

RECOMMENDATIONS

1. Further scenario testing be undertaken to demonstrate the effects of a CIL charge on development viability and also to consider the effect of an instalments policy on viability.
2. Undertake further work to allow an informed decision to be made about the benefits of the introduction of a CIL charging schedule in the Borough.
3. Following on from recommendations 1) and 2) above, issue the Preliminary Draft Charging Schedule (PDCS) for public consultation for six weeks, alongside the Publication version of the Local Plan and the Infrastructure Delivery Plan, and report the results of the consultation to the Development Management Committee.

SUMMARY OF PREVIOUS DECISIONS

Cabinet 11 February 2015 - Community Infrastructure Levy (CIL); The preparation of a draft charging schedule and a regulation 123 (infrastructure) list

1. Cabinet RESOLVED to approve the preparation and progression of a Community Infrastructure Levy (CIL) through the prescribed consultation stages to adoption by the Council.
4. Cabinet RESOLVED to approve the preparation of a Charging Schedule, which will set out the charging rates. The proposed charging rates will be subject to an independent examination, by an examiner from the Planning Inspectorate.
5. Cabinet RESOLVED to approve the drafting of a Regulation 123 list of all of the infrastructure types and projects that it is intended will be or may be, wholly or partly funded by CIL.
6. Cabinet RESOLVED that a further report be prepared and presented to members once the above recommendations are achieved to approve the final proposals.

CORPORATE PRIORITIES

| | |
|-----------------------------------------------------------------------------------------------------------------|---|
| Spending your money in the most efficient way to achieve excellent services (Value for Money) | √ |
| Delivering the services that customers expect of an excellent council (Clean and Green) | √ |
| Working with all partners (Vibrant Economy) | √ |
| To make sure Fylde continues to be one of the most desirable places to live (A Great Place to Live) | √ |
| Promoting Fylde as a great destination to visit (A Great Place to Visit) | √ |

THE PREPARATION OF A COMMUNITY INFRASTRUCTURE LEVY - PRELIMINARY DRAFT CHARGING SCHEDULE

1. In July 2015, Fylde Council commissioned consultants Keppie Massie, in conjunction with the White Young Green Group ('WYG'), to prepare a two part study. The **Part 1 Study** comprised an Economic Viability Assessment of the Revised Preferred Option version of the Fylde Local Plan to 2032. The Study considered the sites and scale of development together with the cumulative impact of the proposed Local Plan Policy requirements on viability and deliverability. Based on the outcome of the viability testing that was undertaken, the Study drew conclusions about the overall viability and deliverability of the Local Plan and its policies. The aim of the Study was to satisfy the tests of viability and deliverability laid down in the National Planning Policy Framework (i.e. the Framework). The Viability Study forms part of the Local Plan Evidence Base.

2. In addition, with reference to the results of the viability testing, the **Part 2 Study** assessed the extent to which a Community Infrastructure Levy (CIL) could be introduced in Fylde without prejudicing future development. Based on this analysis the **Part 2 Study** drew conclusions about the types of development that could support a CIL charge and any variations in viability that arose due to the location or scale of development.

Overview of CIL Recommendations

3. The **Part 2 Study** concluded that the evidence of the research and the results of the viability appraisals identified significant differences in the values, costs and therefore viability, between residential and non-residential developments.
4. The **Part 2 Study** recommended that Fylde Council, as Charging Authority, should consider introducing CIL on the basis of varying its charge by use, as a minimum between the broad categories of residential and non-residential development.
5. The **Part 2 Study** research identified some differences in value by location for residential development, meaning that Fylde, could consider a variable charging schedule with respect to location for residential development. Overall, however, residential values were broadly consistent across many areas of the Borough and to avoid undue complexity it was suggested by the consultants, Keppie Massie that the council may wish to consider introducing a single charge for new residential development.
6. The Study conclusions included the options for charging in relation to residential and non-residential development, which are detailed below.

Residential

7. Based on the Study evidence, it was noted that values were generally in a narrow range across the Borough with areas of higher values in Lytham, parts of St Annes, Wrea Green and some of the rural areas.
8. The viability testing results also indicated differences in viability between developments on previously developed land generally within the existing settlement boundaries, and on greenfield sites beyond the main settlement boundaries.
9. The Study noted the impact on viability of requirements for 30% affordable homes and suggested that it may not be possible in certain instances, specifically on some previously developed land in the lower value areas to achieve the 30% affordable homes target and CIL, and that flexibility may be required.
10. For a CIL charge to be introduced on these previously developed sites, the Study suggested that there would need to be a relaxation in the council's policy requirements to ensure that the introduction of a CIL charge did not put future development at risk.
11. Notwithstanding this, a significant amount of new development within the Local Plan is likely to take place on greenfield sites on the edge of settlement boundaries where development viability is greater and sufficient to support a CIL tariff without prejudicing the delivery of either new market houses or affordable homes.
12. Overall, the Study concluded that a CIL charge for new homes development could be supported in Fylde without prejudicing development.
13. The Study also considered the prospects for introducing CIL for developments comprising entirely apartments and also in respect of 'Independent Living Accommodation' type developments for the over 55s. It was concluded that, for these two forms of development, the introduction of a CIL charge may prejudice future development in all but the highest value areas.

Non-Residential

14. In terms of the prospects for introducing CIL for non-residential forms of development, the Study reached a number of conclusions. In relation to Use Classes B1 (Business), B2 (General Industrial) and B8 (Storage or Distribution), the Study did not recommend introducing a charge. For retail development it suggested that convenience retail was viable and based on the viability evidence, prospects existed for introducing a CIL charge. The results for comparison retail (bulky goods) were less viable and the Study concluded that for comparison retail a CIL charge was not appropriate. Food and drink uses were viable on greenfield sites but not on previously developed sites; but this does not however make its way into the proposed tariffs.
15. For all of the other forms of non-residential development tested on a speculative basis (i.e. including a developer's profit return), the results of the Study demonstrated that the form of development was either marginal or unviable and therefore was unable to support a CIL charge.

Summary

16. Based on the results of the viability testing, the Study concluded that prospects do exist in Fylde to introduce a CIL tariff for new residential and convenience retail development. Prior to the introduction of a CIL charging schedule it was recommended that:
- Further scenario testing be undertaken to demonstrate the effects of a CIL charge on development viability and also to consider the effect of an instalments policy on viability.
 - It was also suggested that Fylde Council would, in addition, need to undertake further work to allow an informed decision to be made about the benefits of the introduction of a CIL charging schedule in the Borough.
17. Following on from the recommendations of the Economic Viability Assessment of the Revised Preferred Option version of the Local Plan, the **Part 2 Study** builds on this body of evidence to allow fully informed decisions to be made about the introduction of CIL in Fylde and a possible Preliminary Draft Charging Schedule (PDCS). The Study recommended the following CIL Tariffs:

Recommended CIL Tariffs

| Use | CIL Charge (£/m ²) |
|-----------------------------------------------------------------|--------------------------------|
| Housing All Locations | £70 |
| Apartments | Nil |
| Convenience Retail (i.e. day-to-day shopping facilities) | £60 |
| All other uses | Nil |

| IMPLICATIONS | |
|-----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Finance | The council's approved Revenue Budget contains provision for the resources required to ensure delivery of the Local Plan, the Infrastructure Delivery Plan and the Community Infrastructure Levy (the CIL) in accordance with the decision made by Cabinet on 26 November 2014 and the delivery timescale contained therein. There are no additional finance resource implications arising from this report. |
| Legal | None |
| Community Safety | None |
| Human Rights and Equalities | A Health Impact Assessment (HIA) was undertaken into the Revised Preferred Option version of the Local Plan. The results of the assessment were issued for consultation for 7 weeks alongside the Revised Preferred Option version of the Local Plan and the Infrastructure Delivery Plan (IDP) from 15 October to 3 December 2015. A further HIA will be undertaken on the Publication version of the Local Plan in June and July 2016, which will be issued for consultation alongside the Local Plan in August this year. |
| Sustainability and Environmental Impact | A Sustainability Appraisal was undertaken on the Revised Preferred Option version of the Local Plan, which was issued for consultation for 6 weeks from 23 November 2015 to 5 January 2016. A further Sustainability Appraisal will be undertaken on the Publication version of the Local Plan in June and July 2016, which will be issued for consultation alongside the Local Plan in August this year. |
| Health & Safety and Risk Management | None |

| LEAD AUTHOR | TEL | DATE | DOC ID |
|-----------------|--------------|--------------|--------|
| Michael Eastham | 01253 658695 | 01 June 2016 | |

| LIST OF BACKGROUND PAPERS | | |
|--------------------------------|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name of document | Date | Where available for inspection |
| Fylde Local Plan Evidence Base | | http://www.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/evidence-base/economic-viability-assessment-emerging-fylde-local/ |

Attached document

1. Part 2 of the Keppie Massie Study into the viability of the Revised Preferred Option version of the Fylde Local Plan to 2032 – The Preparation of a Community Infrastructure Levy Preliminary Draft Charging Schedule.

PART TWO REPORT

**THE PREPARATION OF A COMMUNITY INFRASTRUCTURE LEVY
PRELIMINARY DRAFT CHARGING SCHEDULE**

**PREPARED ON BEHALF OF
FYLDE COUNCIL**

By



OCTOBER 2015

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1.0 INTRODUCTION

- 1.1 Fylde Council ('the Council') is preparing a Local Plan to shape future development of the Borough up to the year 2032. The draft Local Plan contains a Vision and a Development Strategy that sets out how the Council would like Fylde to develop over this period.
- 1.2 The emerging Local Plan (Draft Fylde Local Plan to 2032 Revised Preferred Option September 2015) sets out the Revised Preferred Option that the Council wishes to pursue for proposals within the Local Plan. This contains the quantum, distribution and phasing of development over the Plan period, including four Strategic Locations for Development (**Lytham and St Annes; Fylde-Blackpool Periphery; Warton; and Kirkham and Wesham**) with specific strategic and non-strategic site allocations for new homes, employment and mixed use development. The Council will need to demonstrate that any housing, mixed-use or employment sites that are allocated in the Local Plan are viable and deliverable for development.
- 1.3 The Local Plan at Chapter 12 considers how additional and improved infrastructure will be provided in the Borough through the development process. This may be provided on site by the developer, or through developer contributions. The contribution may also be provided through the Community Infrastructure Levy (CIL) at such time as the Council has prepared a Charging Schedule.
- 1.4 The planning requirements in this respect are then contained in Policy **INF2 – Developer Contributions**. The policy states that:
- Subject to viability, development will normally be expected to contribute towards the mitigation of its impact on infrastructure, services and the environment and contribute towards the requirements of the community. Contributions may be secured through a planning obligation and through the Community Infrastructure Levy (CIL), at such time as the Council has prepared a Standard Charging Schedule.*
- 1.5 The policy also provides examples of the types of infrastructure that development may be required to provide contributions towards. These include:
- Affordable homes
 - Utilities and waste
 - Flood risk management and coastal defences
 - Transport
 - Community Facilities
 - Local Service centres – Whitehills (i.e. Fylde-Blackpool Periphery) and Warton
 - Green Infrastructure
 - Climate change
 - Public Realm
- 1.6 Where appropriate the policy also allows for the provision of the necessary infrastructure by the developer as part of the development proposals *in lieu* of making a financial contribution. There is also a test of viability where the development is made unviable by a planning obligation.

- 1.7 The justification for this policy notes that CIL will create a system which will allow the Council greater autonomy over expenditure and ensure strategic infrastructure aims are met along with localised objectives.
- 1.8 In addition it recognises that the introduction of a CIL charging schedule will not always remove the requirement for Section 106 planning obligations which will remain to be used in accordance with the tests set out within the CIL regulations. Planning obligations are a key delivery tool, providing the opportunity to secure financial contributions which mitigates against the localised impacts of development which would otherwise render the proposal unacceptable in planning terms.
- 1.9 The Council is preparing an Infrastructure Delivery Plan (the IDP). The IDP identifies particular infrastructure requirements within the Borough that are needed to support the Local Plan and ensure delivery of sustainable communities. The CIL and Section 106 agreements will be vital in supporting the delivery of infrastructure, along with other funding streams.
- 1.10 In order to fund future infrastructure delivery in Fylde the Council is therefore considering the introduction of a CIL. Building on the work undertaken in the Fylde Local Plan Economic Viability Assessment October 2015 this report considers the extent to which a CIL could be introduced in Fylde to ensure that the necessary infrastructure is in place to support future new development without prejudicing the economic viability of such development. This report should be read alongside the document titled Fylde Local Plan Economic Viability Assessment October 2015 (the Local Plan EVA).

2.0 CIL GUIDANCE

- 2.1 The CIL Regulations 2010 came into force on 6 April 2010, and have been subject to further Amendment Regulations in 2011, 2012, 2013 and 2014. The most recent guidance in relation to CIL was added to the Planning Practice Guidance (PPG) on 12 June 2014 and replaced the stand-alone guidance that was published in February 2014.
- 2.2 The Community Infrastructure Levy (the levy) is a tool for local authorities in England and Wales to help deliver infrastructure to support the development of the area. Charging Authorities are able to set a charge payable on development which creates net additional floor space, where the gross internal area of new build exceeds 100sq.m (subject to minimum requirements and exemptions), provided that the economic viability of development is not compromised. The limit does not apply to new houses or flats and the charge can be levied on a single house or flat of any size, unless it is built by a self-builder. Social housing is subject to relief under the criteria contained in Regulation 49 and 49A of the CIL regulations.
- 2.3 Section 2 of the Guidance contained in the PPG states that *'Charging authorities should set a rate which does not threaten the ability to develop viably the sites and scale of development identified in the relevant Plan (the Local Plan in England)'*.
- 2.4 Furthermore *'They will need to draw on the infrastructure planning evidence that underpins the development strategy for their area. Charging authorities should use that evidence to strike an appropriate balance between the desirability of funding infrastructure from the levy and the potential impact upon the economic viability of development across their area.'*
- 2.5 The levy is expected to have a positive economic effect on development across the local plan area and the Guidance states that *'When deciding levy rates, an appropriate balance must be struck between additional investment to support development and the potential effect on the viability of developments.'* The Guidance suggests that balance is at the heart of setting the levy and it will be for charging authorities to show and explain how their proposed levy rate (or rates) will contribute towards the implementation of their relevant plan and support development across their area.
- 2.6 The CIL guidance indicates that charging schedules should be consistent with and support the implementation of up-to-date relevant plans (the relevant plan being the Local Plan) and where practical charging schedules should be worked up and tested alongside the Local Plan.

Evidence and Setting the Rates

- 2.7 The CIL Guidance states that *'A charging authority should be able to explain how their proposed levy rate or rates will contribute towards the implementation of the relevant Plan (the Local Plan in England, Local Development Plan in Wales, and the London Plan in London), and support development across their area.'* In addition *'evidence as to economic viability should be presented in a document (separate from the charging schedule) that shows the potential effects of the proposed levy rate or rates on the economic viability of development across the authority's area.'*

- 2.8 The charging authority (i.e. Fylde Council) as background evidence will also need to provide information about the amount of funding collected through S106 agreements and the extent to which their affordable homes and other targets have been met.
- 2.9 The Guidance recommends the use by Charging Authorities of an 'area-based approach, involving a broad test of viability across their area, as the evidence base to underpin their charge.' It also suggests that Charging Authorities should directly sample an appropriate range of site types with a focus on strategic sites on which the plan relies and also those sites where the impact of the levy is likely to be most significant i.e. sites on previously developed land. Fine grained sampling is also likely to be necessary where an authority wishes to set differential rates.
- 2.10 A charging authority (i.e. Fylde Council) must use 'appropriate available evidence' to inform their draft charging schedule. The guidance recognises that the available data is unlikely to be fully comprehensive. However charging authorities need to demonstrate that their proposed levy rate or rates are informed by 'appropriate available' evidence and consistent with that evidence across their area as a whole.
- 2.11 A charging authority's proposed rate or rates should be reasonable, given the available evidence, but there is no requirement for a proposed rate to exactly mirror the evidence. For example, this might not be appropriate if the evidence pointed to setting a charge right at the margins of viability. There is room for some pragmatism. It would be appropriate to ensure that a 'buffer' or margin is included, so that the levy rate is able to support development when economic circumstances adjust. In all cases, the charging authority should be able to explain its approach clearly.
- 2.12 The regulations allow for the setting of differential rates justified by reference to the economic viability of development. Such differential rates may be appropriate to in relation to:
- Geographical Zones
 - Types of Development
 - Scales of Development
- 2.13 It is recommended that in setting differential rates that Charging Authorities seek to avoid undue complexity, and must not set rates in such a way that they constitute state aid.

Review of the Charging Schedule

- 2.14 There is no set term for the review of a Charging Schedule, however in order to fully capture changing economic circumstances, it is expected that a Charging Schedule would be under constant review. A change in the Charging Schedule does however require further public consultation and is subject to examination by an independent examiner. The legislation does allow for an annual inflationary increase in accordance with the national Tender Price Index of Construction Costs, which is published by the Building Cost Information Service (BCIS) of the Royal Institution of Chartered Surveyors (RICS).

- 2.15 The Charging Schedule set at the outset therefore needs to be sufficiently considered and robust to ensure that it remains relevant and appropriate to the Borough without the need for fundamental review. We have been mindful of this in our methodology and approach, albeit it is not possible to anticipate significant changes in the property market in future years, and inevitably periodic review of the tariff is likely to be necessary. It is therefore anticipated that, once the Charging Schedule is implemented, the property and construction market will need to be closely monitored.

3.0 FYLDE LOCAL PLAN ECONOMIC VIABILITY ASSESSMENT (OCTOBER 2015)

- 3.1 Keppie Massie, in conjunction with the White Young Green Group ('WYG'), were commissioned by the Council in July 2015 to prepare an Economic Viability Assessment (EVA) of the emerging Local Plan. The study considered the sites and scale of development together with the cumulative impact of the proposed Local Plan Policy requirements on viability and deliverability. Based on the outcome of the viability testing that was undertaken, the Study drew conclusions concerning the overall viability and deliverability of the Local Plan and its policies. The aim of the study was to satisfy the tests of viability and deliverability laid down in the Framework. The Study forms part of the Local Plan Evidence Base.
- 3.2 With reference to the results of the viability testing undertaken in the EVA, we have also considered the extent to which CIL could be introduced in Fylde without prejudicing future development. At a high level we have firstly identified a number of broad themes within the Local Plan EVA.
- 3.3 The Local Plan EVA identified significant differences in the values, costs and hence viability, between residential and non-residential developments.
- 3.4 Fylde Council, as Charging Authority, may therefore wish to consider introducing CIL on the basis of varying any charge by use, as a minimum between the broad categories of residential and non-residential development.
- 3.5 The study research also identified some differences in value by location for residential development, meaning that Fylde, could consider a variable charging schedule with respect to location for residential development. Overall, however, residential values are broadly consistent across many areas of the Borough and to avoid undue complexity the Council may wish to consider introducing a single charge for new residential development.
- 3.6 The high level options for charging in relation to residential and non-residential development are outlined below.

Residential

- 3.7 Based on the Study evidence, house values are generally in a narrow range across the Borough with areas of higher values in Lytham, parts of St Annes, Wrea Green and some of the rural areas.
- 3.8 The viability testing results also indicates differences in viability between developments on previously developed land generally within the existing settlement boundaries, and on greenfield sites beyond the main settlement boundaries.

- 3.9 The study notes the impact on viability of requirements for 30% affordable homes and as a result it may not be possible in certain instances, specifically on some previously developed land in the lower value areas to achieve the 30% affordable homes target and CIL. Hence a degree of flexibility may be required.
- 3.10 For a CIL charge to be introduced on these previously developed sites affected there may need to be a relaxation in the Council's policy requirements to ensure that the introduction of a CIL charge did not put future development at risk.
- 3.11 Notwithstanding this a significant amount of new development within the Local Plan is likely to take place on greenfield sites on the edge of settlement boundaries where development viability is greater and sufficient to support a CIL tariff without prejudicing the delivery of either new market houses or affordable homes.
- 3.12 Overall, we consider that a CIL charge for new homes development could be supported in Fylde without prejudicing development.
- 3.13 Based on the EVA Study results we consider that the prospects for introducing CIL for developments comprising entirely apartments and also in respect of 'Independent Living Accommodation' type developments for the over 55s are limited. The introduction of a CIL charge for these forms of development may prejudice future development in all but the highest value areas.

Non-Residential

- 3.14 In terms of the prospects for introducing CIL for non-residential forms of development, the results of the EVA suggest that the prospects of a charge are more limited. In relation to B1, B2 and B8 uses we would not recommend introducing a charge. For retail development convenience retail is viable and based on the viability evidence prospects exist for introducing a CIL charge. The results for comparison retail are less viable and a charge for comparison retail may not be appropriate. Food and drink uses are viable on greenfield sites but not on previously developed sites.
- 3.15 For all of the other forms of non-residential development tested on a speculative basis (i.e. including a developer's profit return) the results of the EVA show that the form of development is either marginal or unviable and hence unable to support a CIL charge.

Summary

- 3.16 Based on the results of the viability testing in the Local Plan EVA prospects do exist in Fylde to introduce a CIL tariff for new residential and convenience retail development. Prior to the introduction of a CIL charging schedule further scenario testing needs to be undertaken to demonstrate the effects of a CIL charge on development viability and also to consider the effect of an instalments policy on viability. The Authority will, in addition, need to undertake further work to allow informed decisions to be made about the benefits of the introduction of a CIL charging schedule in the Borough.
- 3.17 Following on from these summary recommendations based on the results of the Local Plan EVA, the rest of this report builds on this body of evidence to allow informed decisions to be made about the introduction of CIL in Fylde and a possible Preliminary Draft Charging Schedule (PDCS).

4.0 PROSPECTS FOR THE INTRODUCTION OF A COMMUNITY INFRASTRUCTURE LEVY

Purpose of this Section

- 4.1 The section provides further analysis of the results of the Local Plan EVA in order to assess the extent to which a Community Infrastructure Levy (CIL) charge could be introduced in Fylde without prejudicing future development in the Borough. Based on this we draw conclusions about the types of use that could support a CIL charge and any variations in viability that may arise due to location or the scale of development.
- 4.2 CIL is a charge levied on buildings and extensions to buildings according to their floor area, and is a mechanism where money is raised from development to help a Council pay for schools, leisure centres, aged care accommodation, roads and other facilities to ensure the borough grows sustainably. The introduction of CIL is designed to replace the section 106 "tariff" approaches, which had previously been used for this purpose.
- 4.3 Taking the results of our study we raise some points that Fylde as the Charging Authority may wish to consider when making decisions about CIL.
- 4.4 When taking the following into consideration, we would caution that in accordance with the relevant guidance the viability testing undertaken is at a high level based in part on hypothetical analysis of different development scenarios. Each development site will be different and hence true viability can only be established on a site by site basis. It is not possible in the generic testing that has been undertaken to fully reflect all site specific factors, and as a result, a degree of caution is required when interpreting the results.

Variation by Use and Location

- 4.5 The evidence of our research and the results of the viability appraisals show that there are significant differences in the values, costs and hence viability, between residential and non-residential developments.
- 4.6 Therefore, we recommend that Fylde as Charging Authority should consider introducing CIL on the basis of varying its charge by use, as a minimum between the broad categories of residential and non-residential development.
- 4.7 Our research also indicated that in terms of residential development there were some differences in value by location for residential development however overall house prices in the Borough for new residential development are likely to be relatively consistent. As a result of this it would be possible to introduce a variable charging schedule with respect to location for residential development however more likely to avoid undue complexity a single tariff for residential development in the Borough may be the most appropriate solution.
- 4.8 Having regard to the identified variations in viability between residential and non-residential development, we have provided below separate conclusions for each use type.

Residential Recommendations

- 4.9 Having reflected on the results of our assessment, we have considered whether varying a future CIL charge for residential development on a spatial basis might be appropriate in Fylde.
- 4.10 The analysis of sales values in Section 4 of the EVA shows the existence of some spatial variations in residential values across the Borough, although in general the pricing of new residential development in the Borough is fairly consistent. There are areas of higher values in for example Wrea Green, Lytham and St Annes and some of the rural areas.
- 4.11 We have also undertaken an analysis of potential future development in Fylde as informed by our analysis of the data that has been collated by the Council regarding the sites considered under the Revised Preferred Option and the emerging Local Plan. This shows that there is a prospect of residential development coming forward across all areas. Principally this will comprise infill development on brownfield sites as well as a number of large strategic sites on greenfield land.
- 4.12 Fylde as Charging Authority could therefore consider introducing a CIL charge on the basis of varying its residential charge, by spatial zone or alternatively by introducing a single rate in the Borough.
- 4.13 In addition, the results indicate differences in viability between development within the existing urban settlement boundary, and on greenfield sites beyond the main settlement boundaries. This is something that also needs to be considered in preparing any charging schedule.
- 4.14 The results from the generic testing also demonstrate that viability is broadly similar across development densities of 30 and 40 dwellings per hectare.
- 4.15 The requirement to provide affordable housing is one of the Draft Local Plan policy requirements with the greatest impact on viability, and our results in Sections 6 and 9 demonstrate that it will not be possible to achieve the 30% target in certain instances, and hence a degree of flexibility may be required in relation to this policy based on viability.
- 4.16 The level at which a levy could be introduced will be influenced by the Local Plan policies and the extent of site specific S106/S278 contributions and the Authority will need to be mindful of these requirements in setting a tariff.
- 4.17 The results from our viability testing suggest that there are prospects to introduce a CIL charge on both brownfield and greenfield sites. Viability on brownfield sites is poorer and when incorporating planning policy requirements in relation to affordable housing at 30% is unviable in certain instances in the lower value locations. In these cases there may need to be a relaxation in the Council's policy requirements to ensure that the introduction of a CIL charge did not put future development at risk. Generally however new housing development in the Borough can support a CIL charge.

Apartment Developments

- 4.18 Although it is unlikely that significant proposals for apartment schemes will be brought forward in the immediate term, we considered it was appropriate to undertake some testing of both a small (10 homes) and medium (50 homes) apartment developments.
- 4.19 The results reflect the present difficulties in securing sales of new apartments due to a lack of mortgage finance. Overall the results show that for the hypothetical developments tested, based on an affordable housing policy compliant position, apartment development is unviable in all but the highest value locations without a relaxation of affordable housing requirements.
- 4.20 Overall at the present time the results suggest limited viability for developments comprising entirely apartments, and it is likely that the introduction of a CIL tariff may prejudice development in these cases.
- 4.21 The results in respect of 'Independent Living Accommodation' style developments are similar to the results of the apartment schemes tested, and show limited viability except in the higher value areas of the Borough.
- 4.22 For these two forms of development at the present time the results suggest that the introduction of a CIL charge may prejudice future development in all but the higher value areas.

Non-Residential Recommendations

- 4.23 Having regard to the results of the appraisals which have been undertaken across all forms of commercial development in Fylde, it is clear that most forms of development within the Borough are not economically viable without additional funding support at the current time, based on a speculative form of development. We would not currently recommend implementing any form of CIL charge for B1, B2 or B8 industrial uses.
- 4.24 The testing of new retail development considered a range of options from small units constructed within the existing town centres, to new mid-size supermarkets and retail warehousing. In all cases convenience retail was viable. New comparison retail is less viable and particularly in the case of smaller town centre retail and also larger format stores the results are more marginal.
- 4.25 The results from the retail testing suggest that a CIL tariff could be introduced for convenience retail units. Although the prospects for a charge are more limited in the case of comparison retail.
- 4.26 All of the leisure accommodation tested, with the exception of food and drink on greenfield sites, was not viable. It is therefore unlikely that a CIL charge could be implemented for C1: Hotels or D2 Uses: Assembly and Leisure.
- 4.27 The results for food and drink uses show a development surplus for greenfield sites however they are unviable for brownfield development and as a result it is unlikely that a CIL charge could be implemented on this basis.

- 4.28 In addition to the above, we considered a number of other forms of non - residential development. These included a car showroom and a nursing home together with extra care. In all instances the results demonstrated that the particular form of development was not viable. As a result we would advise against the implementation of any CIL charge against these forms of development.

Summary

- 4.29 The results of our testing suggest that prospects do exist in Fylde to introduce a CIL tariff for new residential and certain forms of commercial development. To inform our conclusions regarding an appropriate level of charge we have undertaken scenario testing to demonstrate the effects of a CIL charge on development viability and also consider the effect of an instalments policy on viability. The results of this testing are contained at Sections 5 and 6. The Authority will also need to undertake further work to allow an informed decision to be made about the benefits of the introduction of a CIL charging schedule in the Borough.

5.0 VIABILITY TESTING RESULTS

- 5.1 To provide an assessment of the prospects for a CIL tariff, we have taken forward the results of the viability testing from the Local Plan EVA for both residential and non-residential developments.

Residential Results

- 5.2 We have taken the results from Section 9 of the Local Plan EVA. These results are based on viability testing assuming current building regulation standards together with the cumulative local plan policies including requirements for 30% affordable homes. Assuming that CIL is introduced there will be a more limited requirement for Section 106 contributions, other than those relating to site specific requirements. We have therefore adopted a reduced payment of £2,000 per home for S106/S278 contributions. The Council has indicated that the requirements for S106 payments are likely to be limited and indeed prospects exist for a further reduction in such contributions. However, for the purpose of informing the CIL charging schedule it is considered that £2,000 per home represents a robust position.
- 5.3 Based on these results, we have then provided a commentary about the levels of surplus and possible CIL charges which could be introduced as a result.

Interpretation of Generic Testing Results

- 5.4 The hypothetical development schemes tested in the Local Plan EVA are as follows:

Scheme 1 – 4 homes
 Scheme 2 – 10 homes
 Scheme 3 – 25 homes
 Scheme 4 – 50 homes
 Scheme 5 – 75 homes
 Scheme 6 – 100 homes
 Scheme 7 – 250 homes
 Scheme 8 – 500 homes
 Scheme 9 – 1,000 homes

- 5.5 The value Zones adopted for the purpose of the testing are contained in table 5.1.

Table 5.1: Residential Sales Prices Adopted

| Zone | Locations | Net Sales Price (per sq.m) | Net Sales Price (per sq.ft) |
|----------|---------------------------------------------------------------------------------------|-------------------------------|--------------------------------|
| 1 | St Annes (part), Whitehills, Warton, Wesham Kirkham, Greenhalgh, Elswick, Staining | £2,153 | £200 |
| 2 | Lytham, St Annes (part), Weeton | £2,368 | £220 |
| 3 | Wrea Green, Lytham and St Annes Seafront | £2,583 | £240 |

- 5.6 Tables 5.2 and 5.3 contain the testing results for Zone 1. The figures within the tables are the maximum levy rates per sq.m that could be supported based on the floor area of the market Homes only as affordable homes is subject to relief from the charge. The results assume 30% affordable provision. The unviable results are shaded red for ease of reference.

Table 5.2: Zone 1 Maximum Surplus per sq.m of Market Homes Available for CIL 30 and 40 dwellings per Hectare (dph)

| Scheme | 30 dph Previously developed land (per sq.m) | 30 dph Greenfield (per sq.m) | 40 dph Previously developed land (per sq.m) | 40 dph Greenfield (per sq.m) |
|-----------------|------------------------------------------------------|------------------------------------|------------------------------------------------------|------------------------------------|
| 1 (4 homes) | £185 | £343 | £156 | £275 |
| 2 (10 homes) | £307 | £451 | £265 | £393 |
| 3 (25 homes) | -£65 | £117 | -£68 | £76 |
| 4 (50 homes) | -£9 | £194 | -£8 | £144 |
| 5 (75 homes) | £89 | £209 | £69 | £161 |
| 6 (100 homes) | £105 | £211 | £87 | £165 |
| 7 (250 homes) | | £207 | | £166 |
| 8 (500 homes) | | £200 | | £168 |
| 9 (1,000 homes) | | £148 | | £130 |

Table 5.3: Zone 1 Maximum Surplus per sq.m of Market Homes Available for CIL (20 dph)

| Scheme | 20 dph Previously developed land (per sq.m) | 20 dph Greenfield (per sq.m) |
|---------------|---------------------------------------------------|---------------------------------|
| 10 (10 homes) | £298 | £468 |
| 11 (25 homes) | -£41 | £167 |
| 12 (50 homes) | -£5 | £238 |

- 5.7 In Zone 1 at 30 dwellings per hectare (dph) the lowest viable previously developed land surplus is £89 per sq.m, whilst the results for schemes 3 and 4 assuming development of previously developed land are unviable. On the assumption of 20% affordable homes provision the results of further testing show that the scheme 3 and 4 surpluses rise to £33 and £70 per sq.m respectively. At 10% provision there is a further improvement in the viability of these schemes to £99 and £139 per sq.m respectively. All of the greenfield development scenarios tested are viable with the lowest surplus at £117 per sq.m.

- 5.8 Assuming development at 40 dph the lowest viable previously developed land surplus is £69 per sq.m. Again the results from schemes 3 and 4 assuming the development of previously developed land are unviable. At 20% affordable homes provision the scheme 3 and 4 surpluses rise to £23 and £65 per sq.m respectively and at 10% affordable homes our testing shows that they are £85 and £129 per sq.m respectively. All of the greenfield scenarios tested are viable with the lowest surplus at £76 per sq.m.
- 5.9 In Zone 1 the testing results at 20dph show that the lowest viable previously developed land surplus relates to scheme 10 at £298 per sq.m. Schemes 11 and 12 are not viable on previously developed land, although at 20% affordable homes provision the surpluses increase to £50 and £64 per sq.m respectively. At 10% affordable homes provision they are £103 and £124 per sq.m respectively. All of the greenfield development scenarios tested are viable with the lowest surplus being £167 per sq.m.
- 5.10 Tables 5.4 and 5.5 contain the testing results for Zone 2. The figures within the tables are the maximum levy rates per sq.m that could be supported based on the floor area of the market homes only as affordable homes are subject to relief from the charge. The results assume 30% affordable provision. The unviable results are shaded red for ease of reference.

Table 5.4: Zone 2 Maximum Surplus per sq.m of Market Homes Available for CIL (30 and 40 dph)

| Scheme | 30 dph Previously developed land (per sq.m) | 30 dph Greenfield (per sq.m) | 40 dph Previously developed land (per sq.m) | 40 dph Greenfield (per sq.m) |
|-----------------|------------------------------------------------------|------------------------------------|------------------------------------------------------|------------------------------------|
| 1 (4 homes) | £267 | £459 | £373 | £402 |
| 2 (10 homes) | £369 | £568 | £351 | £508 |
| 3 (25 homes) | -£4 | £223 | £8 | £188 |
| 4 (50 homes) | £48 | £310 | £65 | £262 |
| 5 (75 homes) | £167 | £323 | £157 | £276 |
| 6 (100 homes) | £180 | £321 | £172 | £276 |
| 7 (250 homes) | | £311 | | £273 |
| 8 (500 homes) | | £289 | | £260 |
| 9 (1,000 homes) | | £211 | | £200 |

Table 5.5: Zone 2 Maximum Surplus per sq.m of Market Homes Available for CIL (20 dph)

| Scheme | 20 dph Previously developed land (per sq.m) | 20 dph Greenfield (per sq.m) |
|---------------|---------------------------------------------|------------------------------|
| 10 (10 homes) | £354 | £572 |
| 11 (25 homes) | -£5 | £259 |
| 12 (50 homes) | £29 | £339 |

- 5.11 At 30 dph the lowest viable previously developed land surplus is £48 per sq.m (scheme 4) followed by £167 per sq.m (scheme 5). Scheme 3 on the assumption of development of previously developed land is unviable. At 20% affordable homes provision the further testing shows an improvement in the viability of schemes 3 and 4 on previously developed land. The increased surpluses are £96 and £129 per sq.m respectively. All of the greenfield scenarios tested are viable with the lowest surplus being £211 per sq.m.
- 5.12 At 40 dph the lowest viable previously developed land surplus is £8 per sq.m (scheme 3) followed by £65 per sq.m (scheme 4). At 20% affordable homes, the results for schemes 3 and 4 on previously developed land show an increase in surpluses to £99 and £138 per sq.m respectively. All of the greenfield scenarios tested are viable with the lowest surplus being £188 per sq.m.
- 5.13 The results at 20dph show the lowest viable previously developed land surplus is £29 per sq.m (scheme 12) followed by £354 per sq.m. Scheme 11 assuming the development of a site on previously developed land is unviable. At 20% affordable homes the scheme 11 and 12 results are £90 and £102 per sq.m respectively. All of the greenfield scenarios tested are viable with the lowest surplus being £259 per sq.m.
- 5.14 Tables 5.6 and 5.7 contain the testing results for Zone 3. The figures within the tables are the maximum levy rates per sq.m that could be supported based on the floor area of the market homes only as affordable homes is subject to relief from the charge. The results assume 30% affordable provision. The unviable results are shaded red for ease of reference.

Table 5.6: Zone 3 Maximum Surplus per sq.m of Market Homes Available for CIL (30 and 40 dph)

| Scheme | 30 dph Previously developed land (per sq.m) | 30 dph Greenfield (per sq.m) | 40 dph Previously developed land (per sq.m) | 40 dph Greenfield (per sq.m) |
|-----------------|------------------------------------------------------|------------------------------------|------------------------------------------------------|------------------------------------|
| 1 (4 homes) | £436 | £628 | £401 | £558 |
| 2 (10 homes) | £541 | £736 | £647 | £664 |
| 3 (25 homes) | £177 | £403 | £175 | £355 |
| 4 (50 homes) | £223 | £485 | £227 | £423 |
| 5 (75 homes) | £340 | £496 | £317 | £436 |
| 6 (100 homes) | £349 | £491 | £329 | £433 |
| 7 (250 homes) | | £475 | | £424 |
| 8 (500 homes) | | £436 | | £397 |
| 9 (1,000 homes) | | £332 | | £312 |

Table 5.7: Zone 3 Maximum Surplus per sq.m of Market Homes Available for CIL (20 dph)

| Scheme | 20 dph Previously developed land (per sq.m) | 20 dph Greenfield (per sq.m) |
|---------------|---------------------------------------------------|---------------------------------|
| 10 (10 homes) | £607 | £816 |
| 11 (25 homes) | £259 | £523 |
| 12 (50 homes) | £282 | £591 |

- 5.15 The results of our testing for the development of new homes in Zone 3 show that in all cases development is viable. At 30 dph the lowest viable surplus is £177 per sq.m and at 40 dph the lowest viable surplus is £175 per sq.m. The testing at 20 dph shows the lowest viable surplus is £259 per sq.m.
- 5.16 We have also considered the extent to which new developments of stand-alone apartments could support a CIL charge. The results from our testing are contained in table 5.8. This includes a further higher value Zone 4, which models viability based on higher net sales prices of £2,799 sq.m (£260 per sq.ft). This reflects the level of values that may be achieved for new apartment developments that are completed in locations along the seafront in Lytham and St Annes. Again for ease of reference the unviable results are shaded in red.

Table 5.8: Apartments Maximum Surplus per sq.m of Market Homes Available for CIL

| Scheme | Zone 1 | Zone 2 | Zone 3 | Zone 4 |
|--------------------|--------|--------|--------|--------|
| 13 (15 homes) | -£150 | -£35 | £142 | £319 |
| 14 (50 homes) | -£382 | -£246 | -£81 | £97 |
| 15 (50 homes exec) | -£541 | -£406 | -£226 | -£59 |

- 5.17 The results show that in most cases stand-alone apartment development is not sufficiently viable at 30% affordable homes provision to support a CIL charge except perhaps in the very highest value locations. Even here there may need to be a relaxation in affordable homes requirements to enable a CIL charge to be levied.

Residential Summary

- 5.18 The results from the viability assessments show that there is scope to introduce a CIL charge in Fylde. There are some viability issues for mid-size schemes on previously developed land in the lower value Zones. In certain instances these sites will not be able to support 30% affordable homes provision and CIL, however generally a reduction to 20% affordable provision is sufficient to support CIL. In a limited number of cases a further reduction may be required. In setting a CIL tariff the Council will need to consider the number of previously developed sites of this nature that are likely to come forward over the plan period, and in particular the extent of affordable homes delivery that may be expected from these sites. An assessment will need to be made of the number of affordable homes that may be lost from sites of this nature, albeit this must then be balanced against the need for funding to deliver infrastructure across the wider borough to support future delivery of new homes.
- 5.19 It should be noted that even under the existing S106 regime the development of these sites is unlikely to be viable without a relaxation in affordable homes requirements, and therefore it is not the imposition of CIL in these cases that makes development unviable.
- 5.20 The CIL guidance suggests that a charging authority's proposed rate or rates should be reasonable given the available evidence, however, there is no requirement for the proposed rate to exactly mirror the evidence. It is suggested that there is room for some pragmatism. In setting the rate however it is considered appropriate to include a buffer or margin, whilst it is also recommended that in setting differential rates a charging authority seek to avoid undue complexity.
- 5.21 With these principles in mind we have considered what might be an appropriate CIL charge for residential development in Fylde. Although there are some pockets of greater viability in Fylde i.e. Wrea Green and the Seafront at Lytham and St Annes, house prices overall are generally fairly consistent. As a result one option suitable for Fylde would be a single charging rate.

- 5.22 It is likely that the majority of new development in the Borough is likely to take place at densities of 30 dph. This reflects the historic delivery of new homes in the Borough and also density requirements in the Local Plan. In Zone 1 there are two unviable results at 30 dph, thereafter the lowest viable surplus is £89 per sq.m. Adopting a buffer of just over 20% would give a charge of £70 per sq.m. The testing also includes a robust figure of £2,000 per home in site specific S106/S278 contributions. This is equivalent to between £20 and £28 per sq.m of market homes floor-space, dependent on the scheme tested. This provides a further viability buffer in the event that a more limited future S106 regime is implemented.
- 5.23 In Zone 1 the majority of hypothetical development schemes tested could support a CIL charge at this rate. In those limited cases where development is not viable at 30% affordable homes provision, there would need to be a reduction in affordable homes to generally between 10 or 20%.
- 5.24 In Zone 2, there are only a handful of scenarios where development could not support 30% affordable provision and a CIL charge at £70 per sq.m. However, in all of these cases a reduction in affordable homes provision to no less than 20% would be sufficient to support a CIL charge.
- 5.25 In Zone 3 all of the developments tested are sufficiently viable to support a CIL charge at £70 per sq.m.
- 5.26 In relation to apartment developments, there is very limited scope to introduce a CIL charge in all but the very highest value areas, and at the present time we would not anticipate introducing a charge for new apartment developments.

Non-Residential Recommendations

- 5.27 We have reproduced below table 6.23 taken from the Local Plan EVA. This table contains the results of our viability testing for commercial forms of development and is presented to show the surplus per sq.m of built floor-space that is available for CIL. The cells that are shaded green show viable development and those that are red are unviable.

Local Plan EVA Table 6.23: Generic Commercial Development Typologies

| Development Type | GIA Area (sq.ft) | GIA Area (sq.m) | Previously developed land Surplus (per sq.m) | Greenfield Surplus (per sq.m) |
|--------------------------------------|------------------|-----------------|----------------------------------------------|-------------------------------|
| Offices (B1) | 5,000 | 464 | -£750 | -£693 |
| Offices (B1) | 10,000 | 929 | -£606 | -£552 |
| Offices (B1) | 20,000 | 929 | -£939 | -£846 |
| Industrial (B2.B8) | 5,000 | 464 | -£192 | -£141 |
| Industrial (B2.B8) | 20,000 | 1,857 | -£116 | -£5 |
| Industrial (B2.B8) | 50,000 | 4,643 | -£80 | -£33 |
| Industrial (B2.B8) | 100,000 | 9,287 | -£60 | -£15 |
| Convenience Retail (A1) | 3,000 | 279 | £84 | £340 |
| Convenience Retail (A1) | 10,000 | 929 | £172 | £502 |
| Convenience Retail (A1) | 30,000 | 2,786 | £100 | £699 |
| Comparison Retail (A1) (Town Centre) | 3,000 | 279 | £18 | n/a |
| Comparison Retail (A1) | 10,000 | 929 | £171 | £463 |
| Comparison Retail (A1) | 30,000 | 2,786 | £42 | £276 |
| Hotel (C2) | 30,000 | 2,786 | -£284 | -£191 |
| Food and Drink (A3/A4) | 5,000 | 464 | -£228 | £179 |
| Care/Nursing Home (50 Bed- C2) | 40,000 | 3,715 | -£431 | -£301 |
| Extra Care (90 Bed) | 90,000 | 8,381 | -£182 | -£12 |
| Car Showroom | 10,000 | 929 | -£926 | -£483 |

- 5.28 Having regard to the results of the appraisals which have been undertaken across all forms of commercial development in Fylde, it is clear that most forms of development within the Borough are not economically viable at the current time based on a speculative form of development. From the results the only forms of development which are demonstrated to be viable include retail and food and drink uses on greenfield sites.
- 5.29 In reviewing the viability of commercial development, we have had regard to the spatial variations observed within the Borough both in terms of rent and yields. The rents and yields adopted within both the industrial and office development appraisals are very much a Fylde 'prime' rate, and therefore we have tested a 'best case' scenario.
- 5.30 Notwithstanding the above, even the 'prime sites' tested with higher revenues were not financially viable (for either the office developments or industrial units tested) based on a speculative form of development. Given that the speculative development of industrial units and office accommodation is not viable, we would not recommend implementing any form of CIL charge for B1, B2 or B8 uses.
- 5.31 The testing of new retail development considered a range of options from small units in the existing town centres, to new mid-size supermarkets and retail warehousing. The results indicate that whilst both convenience and comparison retail are viable, the results for the smaller town centre comparison retail are marginal, as are those for the larger format 'bulky goods' units.

- 5.32 The results for convenience retail show surpluses for development of previously developed land ranging from £84 to £172 per sq.m. Applying a buffer of approximately 30% to the lowest surplus would give a CIL charge of £60 per sq.m for convenience retail.
- 5.33 For comparison retail the results for development on previously developed land are more marginal, particularly in respect of town centre development with a surplus of £18 per sq.m. We would not therefore recommend that a charge is implemented for comparison retail in the Borough.
- 5.34 All of the leisure accommodation tested, with the exception of food and drink on greenfield sites, were not viable. It is therefore recommended that a CIL charge is not implemented for C1: Hotels or D2: Assembly and leisure Uses. Similarly, our viability testing of car showrooms showed a loss and we would not recommend a charge for this type of use is implemented.

Conclusions

- 5.35 Having regard to the above, table 5.9 provides our recommendations in relation to CIL charges for new development in Fylde.

Table 5.9: Recommended CIL Tariffs

| Use | CIL Charge (£/sq.m) |
|------------------------------|---------------------|
| Housing All Locations | £70 |
| Apartments | Nil |
| Convenience Retail | £60 |
| All other uses | Nil |

6.0 TESTING OF THE PRELIMINARY DRAFT CHARGING SCHEDULE

- 6.1 The CIL guidance recommends that a charging authority should directly sample an appropriate range of sites across its area, focusing on strategic sites on which the plan relies, and those sites where the impact of the levy is likely to be most significant i.e. sites on previously developed land. The sampling should be consistent with the viability testing undertaken as part of plan making.
- 6.2 The viability testing undertaken as part of the Local Plan EVA has been used to inform our consideration of preliminary charging rates that are identified in Section 5. To ensure the robustness of these proposed rates we have undertaken some additional viability testing for the residential development sites. These additional appraisals have been prepared for the strategic sites that were tested for the Local Plan EVA, as well the hypothetical site typologies. The appraisals have again been prepared on a residual basis and assume the policy compliant affordable homes requirement at 30%. The appraisals assume a reduced S106/S278 contribution of £2,000 per house. The methodology includes the specific levy rate identified and also an explicit developer's profit. The residual sum that results is the land value which is available to pay the landowner for the purchase of the site. The residual land value is then compared with the base input or 'threshold' land cost. If the residual land value is greater than this amount then the development is viable based on the levy rates proposed and the landowner is likely to release the land for development.
- 6.3 Tables 6.1 to 6.19 show for each site the residual land values both with and without the CIL charge however inclusive of a S106/S278 contribution of £2,000, on a pounds per ha and per acre basis (based on the net developable area). This price per hectare (acre) is then benchmarked against the 'threshold' land cost. Where it is beneath the threshold value the cell is shaded in red. The table below is reproduced from the Local Plan EVA and shows the 'threshold land values' that have been adopted. As noted in the EVA we have made an adjustment to the land cost for the smaller greenfield sites and the larger brownfield sites of +/- 20% from the base figures.

| | Previously Developed Land | | Greenfield | |
|---------------------------|---------------------------|----------|------------|----------|
| | (£ per Ha) | (£/acre) | (£/Ha) | (£/acre) |
| Highest Value Area | 1,110,000 | 450,000 | 618,000 | 250,000 |
| Lowest Value Area | 864,500 | 350,000 | 494,000 | 200,000 |

Residential Land Value Assumptions

- 6.4 Tables 6.1 to 6.19 also include data regarding the impact of the proposed charge on the residual land value and in particular the percentage reduction in residual land value as a result of the CIL charge.
- 6.5 We have also considered the preliminary levy rate as a proportion of both development costs and Gross Development Value (GDV) for the strategic sites tested. GDV is an essential tool for any real estate investor or property developer as it forms a key component of the development appraisal process.

Zone 1 – Impact of CIL Charge – (St Annes (part), Whitehills, Warton, Wesham, Kirkham, Greenhalgh, Elswick, Staining)**Table 6.1: Zone 1 Impact of CIL on Residual Land Value previously developed land (30 dph)**

| Scheme | No CIL | | CIL | | Tests | | |
|---------------|------------------------------|--------------------------------|------------------------------|--------------------------------|------------------------------------|-----------|------------|
| | Residual Land Value (per ha) | Residual Land Value (per acre) | Residual Land Value (per ha) | Residual Land Value (per acre) | % Reduction in Residual Land Value | CIL % GDV | CIL % Cost |
| 1 (4 homes) | £1,390,915 | £563,124 | £1,192,554 | £482,815 | 14.26% | 3.25% | 3.83% |
| 2 (10 homes) | £1,738,482 | £703,839 | £1,540,445 | £623,662 | 11.39% | 3.25% | 3.83% |
| 3 (25 homes) | £733,801 | £297,086 | £589,728 | £238,756 | 19.63% | 2.80% | 3.50% |
| 4 (50 homes) | £845,026 | £342,116 | £698,584 | £282,827 | 17.33% | 2.83% | 3.54% |
| 5 (75 homes) | £881,819 | £357,012 | £736,093 | £298,013 | 16.53% | 2.08% | 3.52% |
| 6 (100 homes) | £910,605 | £368,666 | £765,244 | £309,816 | 15.96% | 2.83% | 3.53% |

Table 6.2: Zone 1 Impact of CIL on Residual Land Value Greenfield (30 dph)

| Scheme | No CIL | | CIL | | Tests | | |
|-----------------|------------------------------|--------------------------------|------------------------------|--------------------------------|------------------------------------|-----------|------------|
| | Residual Land Value (per ha) | Residual Land Value (per acre) | Residual Land Value (per ha) | Residual Land Value (per acre) | % Reduction in Residual Land Value | CIL % GDV | CIL % Cost |
| 1 (4 homes) | £1,553,885 | £629,103 | £1,357,462 | £549,580 | 12.64% | 3.25% | 3.83% |
| 2 (10 homes) | £1,865,421 | £755,231 | £1,667,388 | £675,056 | 10.62% | 3.25% | 3.83% |
| 3 (25 homes) | £831,420 | £336,607 | £687,348 | £278,279 | 17.33% | 2.80% | 3.50% |
| 4 (50 homes) | £901,908 | £365,145 | £755,466 | £305,857 | 16.24% | 2.83% | 3.54% |
| 5 (75 homes) | £928,924 | £376,083 | £784,190 | £317,486 | 15.58% | 2.81% | 3.52% |
| 6 (100 homes) | £378,370 | £378,370 | £789,214 | £319,520 | 15.55% | 2.83% | 3.53% |
| 7 (250 homes) | £374,984 | £374,984 | £780,690 | £316,069 | 15.71% | 2.82% | 3.53% |
| 8 (500 homes) | £369,715 | £369,715 | £767,595 | £310,767 | 15.94% | 2.83% | 3.53% |
| 9 (1,000 homes) | £325,052 | £325,052 | £657,303 | £266,115 | 18.13% | 2.83% | 3.53% |

Table 6.3: Zone 1 Impact of CIL on Residual Land Value previously developed land (40 dph)

| Scheme | No CIL | | CIL | | Tests | | |
|---------------|------------------------------|--------------------------------|------------------------------|--------------------------------|------------------------------------|-----------|------------|
| | Residual Land Value (per ha) | Residual Land Value (per acre) | Residual Land Value (per ha) | Residual Land Value (per acre) | % Reduction in Residual Land Value | CIL % GDV | CIL % Cost |
| 1 (4 homes) | £1,441,040 | £583,417 | £1,183,170 | £479,016 | 17.89% | 3.51% | 4.13% |
| 2 (10 homes) | £1,853,844 | £750,544 | £1,589,944 | £643,702 | 14.24% | 3.51% | 4.13% |
| 3 (25 homes) | £686,238 | £277,829 | £494,614 | £200,249 | 27.92% | 3.02% | 3.78% |
| 4 (50 homes) | £841,790 | £340,806 | £646,144 | £261,597 | 23.24% | 3.06% | 3.83% |
| 5 (75 homes) | £881,246 | £356,780 | £688,780 | £278,858 | 21.84% | 3.04% | 3.80% |
| 6 (100 homes) | £933,904 | £378,099 | £740,285 | £299,711 | 20.73% | 3.06% | 3.82% |

Table 6.4: Zone 1 Impact of CIL on Residual Land Value Greenfield (40 dph)

| Scheme | No CIL | | CIL | | Tests | | |
|-----------------|------------------------------|--------------------------------|------------------------------|--------------------------------|------------------------------------|-----------|------------|
| | Residual Land Value (per ha) | Residual Land Value (per acre) | Residual Land Value (per ha) | Residual Land Value (per acre) | % Reduction in Residual Land Value | CIL % GDV | CIL % Cost |
| 1 (4 homes) | £1,654,660 | £669,903 | £1,396,790 | £565,502 | 15.58% | 3.51% | 4.13% |
| 2 (10 homes) | £2,067,528 | £837,056 | £1,803,624 | £730,212 | 12.76% | 3.51% | 4.13% |
| 3 (25 homes) | £801,724 | £324,585 | £610,102 | £247,005 | 23.90% | 3.02% | 3.78% |
| 4 (50 homes) | £900,198 | £364,452 | £704,551 | £285,243 | 21.73% | 3.06% | 3.83% |
| 5 (75 homes) | £938,146 | £379,816 | £745,680 | £301,895 | 20.52% | 3.04% | 3.80% |
| 6 (100 homes) | £385,576 | £385,576 | £758,752 | £307,187 | 20.33% | 3.06% | 3.82% |
| 7 (250 homes) | £387,648 | £387,648 | £763,540 | £309,125 | 20.26% | 3.05% | 3.82% |
| 8 (500 homes) | £390,038 | £390,038 | £769,220 | £311,425 | 20.16% | 3.06% | 3.82% |
| 9 (1,000 homes) | £347,128 | £347,128 | £663,327 | £268,553 | 22.64% | 3.05% | 3.82% |

Table 6.5: Zone 1 Impact of CIL on Residual Land Value previously developed land (20 dph)

| Scheme | No CIL | | CIL | | Tests | | |
|--------------|------------------------------|--------------------------------|------------------------------|--------------------------------|------------------------------------|-----------|------------|
| | Residual Land Value (per ha) | Residual Land Value (per acre) | Residual Land Value (per ha) | Residual Land Value (per acre) | % Reduction in Residual Land Value | CIL % GDV | CIL % Cost |
| 2 (10 homes) | £1,532,622 | £620,495 | £1,374,540 | £556,494 | 10.31% | 3.25% | 3.83% |
| 3 (25 homes) | £791,205 | £320,326 | £668,215 | £270,532 | 15.54% | 2.85% | 3.56% |
| 4 (50 homes) | £855,172 | £346,224 | £727,312 | £294,458 | 14.95% | 2.89% | 3.62% |

Table 6.6: Zone 1 Impact of CIL on Residual Land Value Greenfield (20 dph)

| Scheme | No CIL | | CIL | | Tests | | |
|--------------|------------------------------|--------------------------------|------------------------------|--------------------------------|------------------------------------|-----------|------------|
| | Residual Land Value (per ha) | Residual Land Value (per acre) | Residual Land Value (per ha) | Residual Land Value (per acre) | % Reduction in Residual Land Value | CIL % GDV | CIL % Cost |
| 2 (10 homes) | £1,650,260 | £668,121 | £1,492,178 | £604,121 | 9.58% | 3.25% | 3.83% |
| 3 (25 homes) | £887,242 | £359,207 | £764,251 | £309,413 | 13.86% | 2.85% | 3.56% |
| 4 (50 homes) | £930,564 | £376,747 | £802,704 | £324,982 | 13.74% | 2.89% | 3.62% |

Zone 2 – Impact of CIL Charge – (Lytham, St Annes (part), Weeton)**Table 6.7: Zone 2 Impact of CIL on Residual Land Value previously developed land (30 dph)**

| Scheme | No CIL | | CIL | | Tests | | |
|---------------|------------------------------|--------------------------------|------------------------------|--------------------------------|------------------------------------|-----------|------------|
| | Residual Land Value (per ha) | Residual Land Value (per acre) | Residual Land Value (per ha) | Residual Land Value (per acre) | % Reduction in Residual Land Value | CIL % GDV | CIL % Cost |
| 1 (4 homes) | £1,853,977 | £750,598 | £1,657,546 | £671,071 | 10.60% | 2.96% | 3.48% |
| 2 (10 homes) | £2,172,303 | £879,475 | £1,974,267 | £799,298 | 9.12% | 2.96% | 3.48% |
| 3 (25 homes) | £1,107,569 | £448,408 | £963,495 | £390,079 | 13.01% | 2.54% | 3.18% |
| 4 (50 homes) | £1,212,904 | £491,054 | £1,066,462 | £431,766 | 12.07% | 2.58% | 3.22% |
| 5 (75 homes) | £1,236,087 | £500,440 | £1,091,353 | £441,843 | 11.71% | 2.56% | 3.20% |
| 6 (100 homes) | £1,264,500 | £511,943 | £1,119,138 | £453,092 | 11.50% | 2.57% | 3.21% |

Table 6.8: Zone 2 Impact of CIL on Residual Land Value Greenfield (30 dph)

| Scheme | No CIL | | CIL | | Tests | | |
|-----------------|------------------------------|--------------------------------|------------------------------|--------------------------------|------------------------------------|-----------|------------|
| | Residual Land Value (per ha) | Residual Land Value (per acre) | Residual Land Value (per ha) | Residual Land Value (per acre) | % Reduction in Residual Land Value | CIL % GDV | CIL % Cost |
| 1 (4 homes) | £2,030,485 | £822,059 | £1,834,062 | £742,535 | 9.67% | 2.96% | 3.48% |
| 2 (10 homes) | £2,343,709 | £948,870 | £2,145,676 | £868,695 | 8.45% | 2.96% | 3.48% |
| 3 (25 homes) | £1,205,188 | £487,930 | £1,061,116 | £429,601 | 11.95% | 2.54% | 3.18% |
| 4 (50 homes) | £1,269,772 | £514,078 | £1,123,330 | £454,789 | 11.53% | 2.58% | 3.22% |
| 5 (75 homes) | £1,289,138 | £521,918 | £1,144,404 | £463,321 | 11.23% | 2.56% | 3.20% |
| 6 (100 homes) | £521,635 | £521,635 | £1,143,079 | £462,785 | 11.28% | 2.57% | 3.21% |
| 7 (250 homes) | £513,471 | £513,471 | £1,122,750 | £454,555 | 11.47% | 2.57% | 3.21% |
| 8 (500 homes) | £494,762 | £494,762 | £1,076,463 | £435,815 | 11.91% | 2.57% | 3.21% |
| 9 (1,000 homes) | £428,609 | £428,609 | £913,090 | £369,672 | 13.75% | 2.57% | 3.21% |

Table 6.9: Zone 2 Impact of CIL on Residual Land Value previously developed land (40 dph)

| Scheme | No CIL | | CIL | | Tests | | |
|---------------|------------------------------|--------------------------------|------------------------------|--------------------------------|------------------------------------|-----------|------------|
| | Residual Land Value (per ha) | Residual Land Value (per acre) | Residual Land Value (per ha) | Residual Land Value (per acre) | % Reduction in Residual Land Value | CIL % GDV | CIL % Cost |
| 1 (4 homes) | £2,017,240 | £816,696 | £1,759,370 | £712,296 | 12.78% | 3.20% | 3.76% |
| 2 (10 homes) | £2,417,736 | £978,840 | £2,156,328 | £873,007 | 10.81% | 3.20% | 3.76% |
| 3 (25 homes) | £1,133,237 | £458,800 | £943,425 | £381,954 | 16.75% | 2.75% | 3.44% |
| 4 (50 homes) | £1,294,447 | £524,068 | £1,098,801 | £444,859 | 15.11% | 2.79% | 3.48% |
| 5 (75 homes) | £1,322,601 | £535,466 | £1,130,135 | £457,545 | 14.55% | 2.77% | 3.46% |
| 6 (100 homes) | £1,368,226 | £553,938 | £1,174,607 | £475,549 | 14.15% | 2.78% | 3.47% |

Table 6.10: Zone 2 Impact of CIL on Residual Land Value Greenfield (40 dph)

| Scheme | No CIL | | CIL | | Tests | | |
|-----------------|------------------------------|--------------------------------|------------------------------|--------------------------------|------------------------------------|-----------|------------|
| | Residual Land Value (per ha) | Residual Land Value (per acre) | Residual Land Value (per ha) | Residual Land Value (per acre) | % Reduction in Residual Land Value | CIL % GDV | CIL % Cost |
| 1 (4 homes) | £2,209,140 | £894,389 | £1,953,790 | £791,008 | 11.56% | 3.20% | 3.76% |
| 2 (10 homes) | £2,629,396 | £1,064,533 | £2,367,988 | £958,700 | 9.94% | 3.20% | 3.76% |
| 3 (25 homes) | £1,247,630 | £505,113 | £1,057,821 | £428,267 | 15.21% | 2.75% | 3.44% |
| 4 (50 homes) | £1,352,854 | £547,714 | £1,157,208 | £468,505 | 14.46% | 2.79% | 3.48% |
| 5 (75 homes) | £1,379,501 | £558,502 | £1,187,035 | £480,581 | 13.95% | 2.77% | 3.46% |
| 6 (100 homes) | £561,404 | £561,404 | £1,193,048 | £483,015 | 13.96% | 2.78% | 3.47% |
| 7 (250 homes) | £557,814 | £557,814 | £1,183,850 | £479,291 | 14.08% | 2.78% | 3.47% |
| 8 (500 homes) | £544,078 | £544,078 | £1,149,700 | £465,466 | 14.45% | 2.78% | 3.47% |
| 9 (1,000 homes) | £475,267 | £475,267 | £979,829 | £396,692 | 16.53% | 2.78% | 3.47% |

Table 6.11: Zone 2 Impact of CIL on Residual Land Value previously developed land (20 dph)

| Scheme | No CIL | | CIL | | Tests | | |
|--------------|------------------------------|--------------------------------|------------------------------|--------------------------------|------------------------------------|-----------|------------|
| | Residual Land Value (per ha) | Residual Land Value (per acre) | Residual Land Value (per ha) | Residual Land Value (per acre) | % Reduction in Residual Land Value | CIL % GDV | CIL % Cost |
| 2 (10 homes) | £1,915,308 | £775,428 | £1,757,228 | £711,428 | 8.25% | 2.96% | 3.48% |
| 3 (25 homes) | £1,102,046 | £446,173 | £979,056 | £396,379 | 11.16% | 2.59% | 3.24% |
| 4 (50 homes) | £1,164,318 | £471,384 | £1,036,458 | £419,619 | 10.98% | 2.63% | 3.29% |

Table 6.12: Zone 2 Impact of CIL on Residual Land Value Greenfield (20 dph)

| Scheme | No CIL | | CIL | | Tests | | |
|--------------|------------------------------|--------------------------------|------------------------------|--------------------------------|------------------------------------|-----------|------------|
| | Residual Land Value (per ha) | Residual Land Value (per acre) | Residual Land Value (per ha) | Residual Land Value (per acre) | % Reduction in Residual Land Value | CIL % GDV | CIL % Cost |
| 2 (10 homes) | £2,032,946 | £823,055 | £1,874,866 | £759,055 | 7.78% | 2.96% | 3.48% |
| 3 (25 homes) | £1,198,082 | £485,054 | £1,075,093 | £435,260 | 10.27% | 2.59% | 3.24% |
| 4 (50 homes) | £1,239,683 | £501,896 | £1,111,823 | £450,131 | 10.31% | 2.63% | 3.29% |

Zone 3 – Impact of CIL Charge – (Wrea Green, Lytham and St Annes Seafront)**Table 6.13: Zone 3 Impact of CIL on Residual Land Value previously developed land (30 dph)**

| Scheme | No CIL | | CIL | | Tests | | |
|---------------|------------------------------|--------------------------------|------------------------------|--------------------------------|------------------------------------|-----------|------------|
| | Residual Land Value (per Ha) | Residual Land Value (per acre) | Residual Land Value (per Ha) | Residual Land Value (per acre) | % Reduction in Residual Land Value | CIL % GDV | CIL % Cost |
| 1 (4 homes) | £2,286,077 | £925,537 | £2,093,400 | £847,530 | 8.43% | 2.71% | 3.19% |
| 2 (10 homes) | £2,651,345 | £1,073,419 | £2,453,312 | £993,244 | 7.47% | 2.71% | 3.19% |
| 3 (25 homes) | £1,481,336 | £599,731 | £1,337,263 | £541,402 | 9.73% | 2.33% | 2.91% |
| 4 (50 homes) | £1,580,738 | £639,975 | £1,434,296 | £580,687 | 9.26% | 2.36% | 2.95% |
| 5 (75 homes) | £1,596,200 | £646,235 | £1,451,466 | £587,638 | 9.07% | 2.35% | 2.93% |
| 6 (100 homes) | £1,618,098 | £655,101 | £1,472,739 | £596,251 | 8.98% | 2.36% | 2.95% |

Table 6.14: Zone 3 Impact of CIL on Residual Land Value Greenfield (30 dph)

| Scheme | No CIL | | CIL | | Tests | | |
|-----------------|------------------------------|--------------------------------|------------------------------|--------------------------------|------------------------------------|-----------|------------|
| | Residual Land Value (per Ha) | Residual Land Value (per acre) | Residual Land Value (per Ha) | Residual Land Value (per acre) | % Reduction in Residual Land Value | CIL % GDV | CIL % Cost |
| 1 (4 homes) | £2,459,223 | £995,637 | £2,266,546 | £917,630 | 7.83% | 2.71% | 3.19% |
| 2 (10 homes) | £2,821,997 | £1,142,509 | £2,623,961 | £1,062,332 | 7.02% | 2.71% | 3.19% |
| 3 (25 homes) | £1,578,955 | £639,253 | £1,434,883 | £580,924 | 9.12% | 2.33% | 2.91% |
| 4 (50 homes) | £1,637,607 | £662,999 | £1,491,165 | £603,710 | 8.94% | 2.36% | 2.95% |
| 5 (75 homes) | £1,649,250 | £667,713 | £1,504,516 | £609,116 | 8.78% | 2.35% | 2.93% |
| 6 (100 homes) | £664,792 | £664,792 | £1,496,677 | £605,942 | 8.85% | 2.36% | 2.95% |
| 7 (250 homes) | £651,799 | £651,799 | £1,464,421 | £592,883 | 9.04% | 2.35% | 2.94% |
| 8 (500 homes) | £619,410 | £619,410 | £1,384,343 | £560,463 | 9.52% | 2.36% | 2.95% |
| 9 (1,000 homes) | £531,345 | £531,345 | £1,166,848 | £472,408 | 11.09% | 2.36% | 2.94% |

Table 6.15: Zone 3 Impact of CIL on Residual Land Value previously developed land (40 dph)

| Scheme | No CIL | | CIL | | Tests | | |
|---------------|------------------------------|--------------------------------|------------------------------|--------------------------------|------------------------------------|-----------|------------|
| | Residual Land Value (per Ha) | Residual Land Value (per acre) | Residual Land Value (per Ha) | Residual Land Value (per acre) | % Reduction in Residual Land Value | CIL % GDV | CIL % Cost |
| 1 (4 homes) | £2,571,080 | £1,040,923 | £2,315,720 | £937,538 | 9.93% | 2.93% | 3.45% |
| 2 (10 homes) | £3,002,092 | £1,215,422 | £2,740,684 | £1,109,589 | 8.71% | 2.93% | 3.45% |
| 3 (25 homes) | £1,589,014 | £643,326 | £1,399,205 | £566,480 | 11.95% | 2.52% | 3.15% |
| 4 (50 homes) | £1,749,324 | £708,228 | £1,553,678 | £629,019 | 11.18% | 2.55% | 3.19% |
| 5 (75 homes) | £1,765,902 | £714,940 | £1,573,436 | £637,019 | 10.90% | 2.54% | 3.17% |
| 6 (100 homes) | £1,804,398 | £730,526 | £1,610,779 | £652,137 | 10.73% | 2.55% | 3.19% |

Table 6.16: Zone 3 Impact of CIL on Residual Land Value Greenfield (40 dph)

| Scheme | No CIL | | CIL | | Tests | | |
|-----------------|------------------------------|--------------------------------|------------------------------|--------------------------------|------------------------------------|-----------|------------|
| | Residual Land Value (per Ha) | Residual Land Value (per acre) | Residual Land Value (per Ha) | Residual Land Value (per acre) | % Reduction in Residual Land Value | CIL % GDV | CIL % Cost |
| 1 (4 homes) | £2,729,490 | £1,105,057 | £2,479,000 | £1,003,644 | 9.18% | 2.93% | 3.45% |
| 2 (10 homes) | £3,213,752 | £1,301,114 | £2,952,344 | £1,195,281 | 8.13% | 2.93% | 3.45% |
| 3 (25 homes) | £1,703,410 | £689,639 | £1,513,598 | £612,793 | 11.14% | 2.52% | 3.15% |
| 4 (50 homes) | £1,807,715 | £731,869 | £1,612,069 | £652,659 | 10.82% | 2.55% | 3.19% |
| 5 (75 homes) | £1,822,739 | £737,951 | £1,630,274 | £660,030 | 10.56% | 2.54% | 3.17% |
| 6 (100 homes) | £737,982 | £737,982 | £1,615,366 | £653,994 | 11.38% | 2.73% | 3.41% |
| 7 (250 homes) | £728,572 | £728,572 | £1,605,621 | £650,049 | 10.78% | 2.55% | 3.18% |
| 8 (500 homes) | £698,229 | £698,229 | £1,530,455 | £619,617 | 11.26% | 2.55% | 3.18% |
| 9 (1,000 homes) | £602,637 | £602,637 | £1,294,433 | £524,062 | 13.04% | 2.55% | 3.18% |

Table 6.17: Zone 3 Impact of CIL on Residual Land Value previously developed land (20 dph)

| Scheme | No CIL | | CIL | | Tests | | |
|--------------|------------------------------|--------------------------------|------------------------------|--------------------------------|------------------------------------|-----------|------------|
| | Residual Land Value (per Ha) | Residual Land Value (per acre) | Residual Land Value (per Ha) | Residual Land Value (per acre) | % Reduction in Residual Land Value | CIL % GDV | CIL % Cost |
| 2 (10 homes) | £2,490,228 | £1,008,189 | £2,332,148 | £944,189 | 6.35% | 2.60% | 3.06% |
| 3 (25 homes) | £1,569,030 | £635,235 | £1,446,041 | £585,442 | 7.84% | 2.28% | 2.85% |
| 4 (50 homes) | £1,628,714 | £659,398 | £1,500,854 | £607,633 | 7.85% | 2.31% | 2.89% |

Table 6.18: Zone 3 Impact of CIL on Residual Land Value Greenfield (20 dph)

| Scheme | No CIL | | CIL | | Tests | | |
|--------------|------------------------------|--------------------------------|------------------------------|--------------------------------|------------------------------------|-----------|------------|
| | Residual Land Value (per Ha) | Residual Land Value (per acre) | Residual Land Value (per Ha) | Residual Land Value (per acre) | % Reduction in Residual Land Value | CIL % GDV | CIL % Cost |
| 2 (10 homes) | £2,587,538 | £1,047,586 | £2,429,456 | £983,585 | 6.11% | 2.60% | 3.06% |
| 3 (25 homes) | £1,665,066 | £674,116 | £1,550,077 | £627,561 | 6.91% | 2.28% | 2.85% |
| 4 (50 homes) | £1,704,079 | £689,910 | £1,576,219 | £638,145 | 7.50% | 2.31% | 2.89% |

Strategic Sites – Impact of CIL Charge**Table 6.19: Strategic Sites Impact of CIL on Residual Land Value**

| Scheme | No CIL | | CIL | | Tests | | |
|---------------------------------------------------------------|------------------------------|--------------------------------|------------------------------|--------------------------------|------------------------------------|-----------|------------|
| | Residual Land Value (per Ha) | Residual Land Value (per acre) | Residual Land Value (per Ha) | Residual Land Value (per acre) | % Reduction in Residual Land Value | CIL % GDV | CIL % Cost |
| EDS, Heyhouses Lane, St Annes | £1,386,244 | £561,232 | £1,239,468 | £501,809 | 10.59% | 2.57% | 3.22% |
| Cropper Road, West, Whitehills | £955,312 | £386,766 | £779,031 | £315,397 | 18.45% | 2.76% | 3.46% |
| Cropper Road East, Whitehills (Housing) | £1,072,465 | £434,196 | £893,545 | £361,759 | 16.68% | 3.02% | 3.78% |
| Cropper Road East, Whitehills (inc Employment) | £415,369 | £168,166 | £323,525 | £130,982 | 22.11% | 1.99% | 2.46% |
| Cropper Road East, Whitehills (inc Employment) 20% Affordable | £520,982 | £210,924 | £418,307 | £169,355 | 19.71% | 2.15% | 2.66% |

- 6.6 For those development scenarios tested in Zone 1, the CIL charge leads to a reduction in residual land value ranging from 9.58% to 27.92%. In the majority of cases the reductions are less than 20%. The charge has the greatest impact on developments at 40 dwellings per Hectare with the level of reduction typically at between 20-23%. There is one instance of a reduction of 27.92% for scheme 3 on previously developed land. Here the development was unviable at 30% affordable housing provision, and hence the inclusion of CIL has a disproportionate impact on the already relatively low residual land value.
- 6.7 The results for Zone 2 show the reduction in the level of residual land value based on the CIL rate range from 7.78% up to 16.75%. In Zone 3 the level of reduction ranges from 6.11% up to 13.04%, and is typically less than 10%.
- 6.8 For the strategic sites tested the results show that considering the housing allocations alone the impact of CIL is a reduction in land value of 10.59% and 18.45%. If the mixed use allocation at Cropper Road East is considered in its entirety then the impact of CIL is a reduction in land value of 22.11% based on 30% affordable homes provision and 19.71% based on a reduced position at 20%.
- 6.9 In comparison with tables 9.1 – 9.21 of the Local Plan EVA it should be noted that the CIL contribution has a more limited impact on the residual land value than a S106/S278 contribution of £10,000 per house.
- 6.10 Tables 6.1 to 6.19 illustrate that the proposed CIL charges generally represent a sum which is equivalent to 3.5% or less of GDV and 4.13% or less of cost. Having regard to this we believe it is unlikely; therefore, that a CIL charge set at the level proposed would be the 'tipping point' that makes these schemes unviable.

Instalments Policy and Phased Developments

- 6.11 Our results assume that all of the land required for the development is purchased on Day 1. For many of the large sites this is unrealistic and a developer will normally pay for the land either in instalments or on a phased basis, as the different phases of the development commence. The assumption that all of the land is purchased on day 1 means that the financial appraisals for the majority of the large sites above 250 homes carry an unrealistically high level of finance costs.
- 6.12 In our appraisals the CIL charge is also assumed to be payable at the commencement of the development. This is obviously the worst-case scenario for any developer as they would need to fund the CIL payment and associated interest payment from the outset of the development.
- 6.13 CIL Regulations 69B, 70, 71 and 72 deal with the payment of the tariff. Regulation 69B provides that where an authority wishes to allow payment by instalments they must also have published an instalments policy on their web site. The authority has freedom to decide the number of payments, the amount and the time due. It can revise or withdraw its policy as appropriate.
- 6.14 With this in mind, the Charging Authority (i.e. Fylde Council) may also wish to consider allowing phasing of larger developments and payments of the tariff at certain points in the development process. By introducing an instalments policy, or working with developers to allow larger developments to be delivered in phases, this would help to improve the cash flow position, and hence viability.

- 6.15 Any instalments policy or phasing is likely to be most relevant to and have the greatest effect on the largest developments undertaken, given the likely length of the development programme, and the implications of this for financing the CIL payment. To illustrate this point we have also considered the impact on viability of making CIL payments by reference to phases of development or instalments. To illustrate this point we have prepared further appraisals for 250, 500 and 1,000 homes on greenfield sites in Zone 1 assuming development at 30 dph.
- 6.16 Table 6.20 contains the results of this further viability testing and shows the residual land value per hectare and per acre based on the following options:
1. Land is paid for on day 1 of development and the entire CIL payment is made at commencement of development.
 2. Payments for land are phased based on completion of 33% and 66% of the homes and the entire CIL payment is made at commencement of development.
 3. Payment for land and CIL are made based on the timetable in option 2.

Table 6.20: Impact of Phased Land and CIL Payments

| Site | Option 1 Residual Land Value per ha (per acre) | Option 2 Residual Land Value per ha (per acre) | Option 3 Residual Land Value per ha (per acre) |
|-----------------------------------|------------------------------------------------------|------------------------------------------------------|------------------------------------------------------|
| Scheme 7 (250 homes) | £780,690 (£316,068) | £872,644 (£353,297) | £888,205 (£359,597) |
| Scheme 8 (500 homes) | £767,595 (£310,767) | £922,692 (£373,559) | £946,938 (£383,376) |
| Scheme 9 (1,000 homes) | £657,303 (£266,114) | £883,744 (£357,971) | £927,863 (£375,653) |

- 6.17 The results for option 2 show that for the larger sites a more typical phased payment for the land results in greater land values for per hectare and improved viability even allowing for the CIL payment at the outset. When a phased payment in relation to CIL is also included the resultant residual land values increase further as shown by option 3. The results demonstrate that based on the larger development schemes, the introduction of an instalments policy/phasing does increase the residual land value that is available and hence by implication the level of CIL charge which could be set. However, this would need to be balanced against the increased resource and costs to the charging authority to administer an instalments policy. There are clearly a number of options in terms of the timing of the payments, although instalment policies that are weighted to taking payments later in the development programme will have a greater impact on the level of surplus that could be made available.

Potential Triggers for a Review of CIL

- 6.18 The residential property market is currently in a period of recovery, whilst demand and hence values for commercial schemes is low. The convenience retail market is also experiencing a period of fluctuation. In connection with the required annual monitoring of CIL, the Charging Authority may also wish to consider analysing the underlying residential sales values achieved, and demand for commercial development, in the Borough as this clearly has a distinct effect upon viability. Depending on the level of change in viability witnessed (if any), then the Charging Authority may wish to trigger a review of CIL.

- 6.19 Should any new planning documents be adopted within the timespan of the CIL, which introduce requirements that place further financial burdens on development significantly above that identified within this report, then this may trigger a review of CIL. In addition any future legislation requiring greater energy efficiency or indeed Zero Carbon Homes will increase costs and hence affect viability.
- 6.20 It is important that a system and clear methodology is put in place which will facilitate the continual review of the CIL Charging Schedule in order to ensure that this remains up to date and valid, particularly in the context of any future economic or property market changes. The CIL legislation makes provision for the annual inflation of the tariff in accordance with BCIS indices. However, more fundamental changes to the Charging Schedule will involve a full review of CIL including a revised evidence base, new assessments, consultation and examination. Clearly then a pragmatic decision making process will need to be employed if such a review is to be considered.
- 6.21 The continual review of the Charging Schedule will need to be effective in terms of the provisional conclusions that are produced, efficient in terms of resource required to undertake the review and sufficiently robust to allow reliable and reasoned decisions to be made. In our view, the starting point for an effective continual review mechanism has to be the approach taken to the collation and analysis of the evidence base in the first instance of compiling the CIL Charging Schedule together with the format and process that is adopted in undertaking the base appraisals initially.
- 6.22 With this considered approach in place the opportunity exists to set up a mechanism of periodic reviews. The periodic reviews could be conducted relatively quickly and efficiently and at an appropriately high level. In our view the approach to the review would vary depending on the development type.
- 6.23 In relation to certain development types (i.e. residential), the approach would be based on the key variables within the appraisal and the impact that these have on the ultimate residual sums. The impact of this range of variables can be tested by means of sensitivity analysis. From this sensitivity analysis the aim would be to identify a series of threshold values or targets. Figures above, or below, these thresholds would indicate that the Charging Schedule may need to be reviewed, indicating that a more formal review could be undertaken. These thresholds could form easily assessed market values of certain types of development. The comparison of these threshold values would be to freely available market data sources.
- 6.24 In relation to other development types (i.e. commercial), where market data is less easily available, we would suggest putting in place a similar process, but instead assessing outturn values against certain recognised market indices. Once these market indices had reached a pre-defined level, either up or down, then this would indicate the potential for a more fundamental review of the CIL Charging Schedule in relation to that development category.
- 6.25 In addition to this high level continual review process, consideration should also be given to a more detailed periodic review involving a refresh of the market evidence base and a sample set of revised appraisals.

7.0 PRELIMINARY DRAFT CHARGING SCHEDULE

- 7.1 In accordance with good practice we have assessed a CIL levy for Fylde alongside the evidence based prepared for the Local Plan. We have carried forward the viability assessments prepared for the Local Plan and prepared further modelling to consider the impact on viability of the introduction of a CIL charge. Based on this modelling we have considered a level of charge that could be supported by new development in Fylde without prejudicing the viability of development. Table 7.1 below contains our assessment of a possible Preliminary Draft Charging Schedule for Fylde.

Table 7.1: Preliminary Draft Charging Schedule for Fylde

| Use | CIL Charge (£/sq.m) |
|------------------------------|---------------------|
| Housing All Locations | £70 |
| Apartments | Nil |
| Convenience Retail | £60 |
| All other uses | Nil |

- 7.2 In setting CIL, the viability assessment is only one part of the evidence base and the Authority will need to draw on the infrastructure planning evidence that underpins the development strategy for the area and demonstrate that an appropriate balance has been struck between additional investment to support development and the potential effect on the viability of developments.

DECISION ITEM



| REPORT OF | | MEETING | DATE | ITEM NO |
|--------------------------------------------|--|-------------------------------------|--------------|---------|
| DEVELOPMENT SERVICES DIRECTORATE | | DEVELOPMENT MANAGEMENT COMMITTEE | 15 JUNE 2016 | 6 |
| UPDATED STATEMENT OF COMMUNITY INVOLVEMENT | | | | |

PUBLIC ITEM

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

SUMMARY

The Planning and Compulsory Purchase Act 2004 requires the local planning authority to prepare a 'Statement of Community Involvement' (SCI). The SCI details the parties to be consulted, and the manner of consultation, both during the process of determining planning applications, and in formulating Development Plans. Fylde Council's Statement of Community Involvement (SCI) was adopted by the Council on 26 September 2011.

However, the current SCI is now considered out of date due to various changes in planning legislation, particularly the Town and Country Planning (Local Planning) (England) Regulations 2012. The introduction of the Localism Act 2011, which was formally adopted in November 2011. The Town and Country Planning (Development Management Procedure) (England) Order 2015. The introduction of the Neighbourhood Planning (General) Regulations 2012 and the publication of the National Planning Policy Framework (NPPF) which saw the transition from Local Development Frameworks to Local Plans and the introduction of neighbourhood planning.

As the Council is under a legal requirement to have an up to date SCI it is considered that due to the significant changes to the planning system and legislation there is a need for a new updated SCI.

Following Development Management Committee on the 16 September 2015, it was agreed that the updated SCI could go out for a seven week consultation, which started on the 15 October 2015 and ended on the 3 December (in line with the consultation of the RPO). Emails or letters were sent to the consultation bodies set out in Regulation 2 of the Town and Country Planning (Local Planning) (England) Regulations 2012, which the Council is required to consult under Regulation 18. These bodies are contained on the Council's Register of Consultees. Other relevant bodies and individuals who are registered on the Council's Register of Consultees were notified. The Register of Consultees is updated regularly to take account of requests received from consultants, organisations, residents and other parties to be informed of future planning policy consultations.

Council staff were informed through the Council's intranet and emails were sent to Heads of Service. There was also an article in the Council's staff newsletter, 'Grapevine' in the October edition. The Council's management team was briefed by the Head of Planning and Regeneration.

The purpose of this report therefore is to present a request for the Development Management Committee to endorse the document for adoption by Fylde Borough Council.

RECOMMENDATIONS

That the Development Management Committee agrees to adopt the Updated Statement of Community Involvement.

SUMMARY OF PREVIOUS DECISIONS

Fylde Council's initial Statement of Community Involvement (SCI) was adopted by the Council in July 2007. Due to changes in legislation an updated version of the SCI was approved in September 2011.

On the 16 September 2015 the Development Management Committee agreed that the draft of an updated SCI be issued for consultation.

CORPORATE PRIORITIES

| | |
|-----------------------------------------------------------------------------------------------------------------|---|
| Spending your money in the most efficient way to achieve excellent services (Value for Money) | √ |
| Delivering the services that customers expect of an excellent council (Clean and Green) | √ |
| Working with all partners (Vibrant Economy) | √ |
| To make sure Fylde continues to be one of the most desirable places to live (A Great Place to Live) | √ |
| Promoting Fylde as a great destination to visit (A Great Place to Visit) | √ |

REPORT

UPDATED STATEMENT OF COMMUNITY INVOLVEMENT

1. The Statement of Community Involvement (SCI) demonstrates Fylde Council's commitment to engage with local people and other stakeholders on planning issues. The SCI is one of a collection of documents that make up the Development Plan. For most local planning authorities it is the first document that they produce, as it sets out how they are going to consult on the other documents that will make up the Development Plan. It provides a structured approach to engaging with local people and organisations across the Fylde Borough in the preparation of planning policy documents and planning applications.
2. The SCI describes the purpose of SCI's, the new planning system of Development Plans and Local Plans, the register of consultees, methods of consultation that will be used, how we will respond to consultees, weight to be given to representatives and resource implications. For Development Management it sets out consultation methods, time limits, weight to be given to representatives, reporting back mechanisms, the scheme of delegation, and the workings of Development Management Committee and resource implications. The purpose of the SCI is to set out clearly what people can expect to happen when they engage with the Local Planning Authority.
3. The Council's first Statement of Community Involvement (SCI) was adopted in 2007, this was subsequently updated in September 2011 due to new and amended legislation. Since then there has been a raft of new legislation which has reshaped and changed the planning system, through the introduction of the Localism Act 2011, the scrapping of Regional Spatial Strategies and the introduction of the National Planning Policy Framework (NPPF) in 2012.

4. For example, the Localism Act 2011, and the National Planning Policy Framework (NPPF), introduced in 2012, consolidated the plan preparation process, replacing the term 'Local Development Framework' with the term 'Local Plan'. Therefore a revised SCI is considered apt to reflect these type of changes.
5. A further key objective this raft of new legislation introduced was to strengthen local community participation and stakeholder involvement in shaping future development and reaching planning decisions, through the introduction of Neighbourhood Development Plans. Fylde Council aims to build on this foundation and provide a transparent, user friendly and accessible platform to encourage and maximise public participation.
6. Following the decision by Development Management Committee on the 16 September 2015, the draft updated SCI went out for a seven week consultation. As part of this process four responses were received, which are presented in more detail in Appendix C – Statement of Consultation. Out of the four responses three made no specific comments or objections on the contents of the report with only the Canal and River Trust requesting a slight amendment to the text, which has duly been included. A further suggestion was made by the Housing Services Manager prior to the consultation process to reference Fylde Council's Customer Service Charter, this has also been incorporated as an appendix in the document.
7. The Town and Country Planning (Local Development) (England) Amendment) Regulations 2008 and 2009 removed the requirement to notify or consult the Secretary of State in regards to publishing a SCI.

CONCLUSION

8. The September 2011 SCI is out of date with respect to existing planning legislation. An updated SCI is needed to progress the Local Plan, as the Local Plan could be found to be unsound if the Council do not have an up to date version. An updated SCI has therefore been drafted following a seven week public consultation.

| IMPLICATIONS | |
|-----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Finance | There are no financial implications arising directly from this report. |
| Legal | Production of a SCI is a legal requirement. |
| Community Safety | None arising directly from this report. |
| Human Rights and Equalities | The SCI protects peoples Human Rights by setting out what they can expect from the consultation process. |
| Sustainability and Environmental Impact | None arising directly from this report. |
| Health & Safety and Risk Management | There is a risk the emerging Local Plan could be found unsound if we proceeded to formal consultation on our preferred options without updating the SCI. |

| LEAD AUTHOR | TEL | DATE | DOC ID |
|-------------|--------------|------------|--------|
| Sara Jones | 01253 658420 | 24/05/2016 | |

LIST OF BACKGROUND PAPERS

| Name of document | Date | Where available for inspection |
|------------------------------------|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Statement of Community Involvement | August 2015 | http://www.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/statement-community-involvement/ |

Attached documents

1. Appendix A: draft Updated Statement of Community Involvement (2015)
2. Appendix B: Schedule of Changes to draft document following consultation Statement of Consultation
3. Appendix C: Statement of Consultation

Plan for Fylde - Plan for the Future

Fylde Council
Statement of Community Involvement

2015



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Disclaimer

The factual information contained in this Statement of Community Involvement is believed to be correct at the time of survey or publication and care has been taken to ensure accuracy. However, neither Fylde Council nor any of its officers give any guarantee, warranty or representation in respect of any information contained within.

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1. WHAT IS A STATEMENT OF COMMUNITY INVOLVEMENT (SCI)?

What is a SCI?

1.1 Under Section 18 (Part 2) of the Planning and Compulsory Purchase Act 2004 local planning authorities are required to prepare a 'Statement of Community Involvement' (SCI). The SCI sets out what consultation will take place with the community with regard to planning policy documents and planning applications. An SCI states who the Council will consult with, when and how.

1.2 The SCI provides clarity on the extent of community involvement in the planning system and sets out clear consultation procedures and standards that the Council will follow when undertaking consultations.

Why is Fylde Council Producing a New SCI?

1.3 Fylde Council's existing SCI was adopted in September 2011, however since its adoption, there have been major changes to the planning system including the publication of the National Planning Policy Framework (NPPF), the transition from Local Development Frameworks to Local Plans and the introduction of Neighbourhood Planning. As the Council is under a legal requirement to have an up to date SCI it is considered that due to the significant changes to the planning system there is a need for a new SCI.

Scope of SCI

1.4 Fylde is a two tier authority with Fylde Council responsible for most planning functions however Lancashire County Council has responsibility for planning in regards to Highways and Minerals. This SCI only relates to planning functions that Fylde Council undertakes as Lancashire County Council planning functions are covered by their own SCI. <http://lancashire.gov.uk/>

When will Fylde Council Produce its Next SCI?

1.5 Fylde Council will continue to review its SCI and consider updating or replacing it whenever there are significant changes to the planning system.

Statement of Community Involvement

1. 6 The key stages in the production of an SCI are listed below:



A summary of the key consultation stages in the production of an SCI along with the consultation methods that will be used are provided below:

| SCI Stage | Consultation Duration | Consultation Methods |
|------------------------|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Draft SCI stage | Six weeks | <p>It is anticipated the following process will be undertaken at these stages:</p> <ul style="list-style-type: none"> • Written/email consultations with the 'specific', 'general' and 'other' consultation bodies, including where relevant, individuals and organisations who have expressed a wish to be consulted; • Making the consultation document available on the Council's website and hard copies available at the Council offices, and other appropriate deposit points; • Inviting public representation on the document through press advertisements, press releases and a prominent invitation on the Council's website; • Invitations to meet with any individual who cannot read, or who has communication difficulties, if they feel that their concerns cannot adequately be conveyed in writing. |

2. FYLDE'S APPROACH TO COMMUNITY INVOLVEMENT IN PLANNING

Corporate Community Engagement

2.1 Fylde Council is committed to engaging with the community as part of its improvement programme, Fylde Council welcomes the contributions of the community to help improve customer experience and service delivery. As part of Fylde Council's Customer Service Charter the Council is committed to excellent customer service. See Appendix B for details.

2.2 The consultation principles and methods contained within this SCI are aligned with wider corporate objectives contained within the Consultation Strategy and the Fylde Council Corporate Plan 2013-2016.

<http://intranet.fylde.gov.uk/hr/policyandstrategy/consultation-strategy/>

Planning Policy

2.3 As part of involving the community in planning policy documents, Fylde Council will maintain an up to date consultation database so that anyone that wishes to be informed of the progress of the local plan or any other planning documents is directly consulted when a document goes out for consultation. Anyone wishing to be added to the database can do so by emailing:

planningpolicy@fylde.gov.uk

2.4 In addition to the wider community, elected councillors and parish councils have extensive local knowledge and provide a link with the community, they will be fully informed and consulted when producing planning policy documents. Further information on how the council will work with the community on planning policy documents - is set out in Part 1 of this SCI.

2.5 All comments submitted during planning policy consultations will be acknowledged. Following planning policy consultations a consultation summary will be produced which will summarise the key points made and provide a response to the issues raised. This will be published on the council's website.

<http://www.fylde.gov.uk/council/planning-policy--local-plan-/>

Planning Applications

2.6 As part of involving the community in planning applications, Fylde Council will ensure there is appropriate publicity for planning applications to facilitate community involvement in planning. Further information on how the

council will work with the community on planning applications - i.e. Development Management - is set out in Part 2 of this SCI.

Anyone wishing to comment on a planning application can email the following address:
planning@fylde.gov.uk

2.7 In addition to the wider community, elected councillors and parish councils have extensive local knowledge and provide a link with the community, they will be fully informed and consulted when determining planning applications. In particular elected members will have a direct involvement in major planning applications through the Development Management Committee.

More information on planning applications is available at the following webpage:
<http://www.fylde.gov.uk/business/planning/>

Duty to Cooperate

2.8 As part of the legal Duty to Cooperate, neighbouring councils and other relevant organisations must work together across boundaries on strategic planning issues that affect them all. In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, Fylde Council will work together on strategic planning issues with the following organisations.

Duty to Cooperate bodies:

- Environment Agency
- English Heritage
- Natural England
- Civil Aviation Authority
- Homes and Communities Agency
- Clinical Commissioning Groups
- National Health Service Commissioning Board
- Office of the Rail Regulator
- Highways England
- Integrated Transport Authorities
- Highway Authorities
- Marine Management Organisation
- Local Enterprise Partnerships
- Neighbouring Local Authorities

Consultation Bodies

2.9 In addition to Duty to Cooperate organisations Fylde Council is required to consult specific consultation bodies, general consultation bodies and other consultees including the community, business and third sector groups during planning policy consultations. A list of organisations is provided below.

| Specific Consultation Bodies | General Consultation Bodies |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adjoining Local Authorities Lancashire County Council All parish councils within and adjoining the boundary of Fylde Borough Council Lancashire Constabulary The Coal Authority The Environment Agency English Heritage Natural England The Secretary of State for Transport Electronic Communications Operators Telephone Operators Electricity Operators Cumbria and Lancashire Primary Care Trust Gas Undertaker Sewage Undertaker Water Undertaker The Homes and Communities Agency Marine Management Organisation Network Rail Highways England Clinical Commissioning Groups The Homes and Communities Agency Electricity and Gas Companies Lancashire Constabulary | Voluntary Bodies Ethnic/Racial/National Groups Religious Groups and Churches Disabled Groups Local Businesses Business Support Agencies Other Consultees Health Agencies Learning Agencies Schools Transport Bodies and Groups Sports Clubs/Bodies Recreation Bodies Infrastructure and Service Providers Design/Townscape/Urban Conservation Bodies Nature Conservation/ Countryside Bodies Environmental Groups Planning Consultants and Agents The Development Industry Other miscellaneous bodies |

Resources

2.10 Fylde Council will make sufficient resources available in order to meet its statutory responsibilities and the procedures and standards contained within this SCI.

PART 1-PLANNING POLICY

3. THE NEW PLANNING SYSTEM

Changes to the Planning System

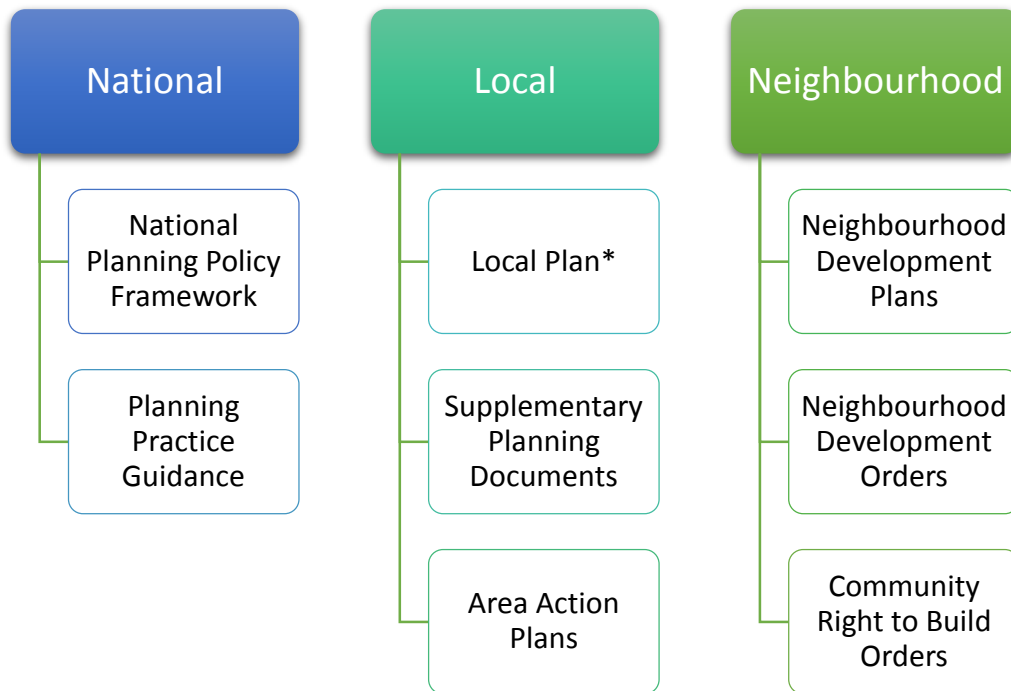
3.1 The election of the coalition government in 2010 saw a different approach to the planning system, with the aim being to make the planning system more accessible to the public in accordance with the government's localism agenda. With the publication of the National Planning Policy Framework (NPPF) in 2012, the previous requirement for a Local Development Framework was replaced with a requirement to produce a single Local Plan in conformity with the NPPF containing planning policies and site allocations. This is to be the key planning policy document at the local level with Supplementary Planning Documents (SPDs) being produced when necessary.

3.2 In addition, a new tier of planning was introduced in the form of Neighbourhood Planning which enables a community to produce a Neighbourhood Development Plan for the area in which they live. A Neighbourhood Development Plan cannot stop development but can be used to give the community more influence over the development that will take place in their area. An adopted Neighbourhood Development Plan is a material consideration in the determination of planning applications for the area in question.

3.3 Further national planning guidance was released in 2014 in the form of the Planning Practice Guidance which is a web based resource that expands upon the detail provided in the National Planning Policy Framework.

3.4 A summary of the key documents of the new planning system are provided below:

Key Planning Documents of the New Planning System



**A Local Planning Authority is required to produce a Local Plan, all other Local and Neighbourhood planning documents are optional.*

4. LOCAL PLAN CONSULTATIONS

What is a Local Plan?

4.1 A Local Plan is the main planning policy document produced at the Local Authority level, it contains policies to guide the development of the area and includes allocations that set out areas for proposed development that will take place within a 15 year period. A Local Plan should plan positively to meet the areas objectively assessed needs and deliver sustainable development.

A Local Plan is defined by the National Planning Policy Framework as: "The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community." (Page 53 NPPF)

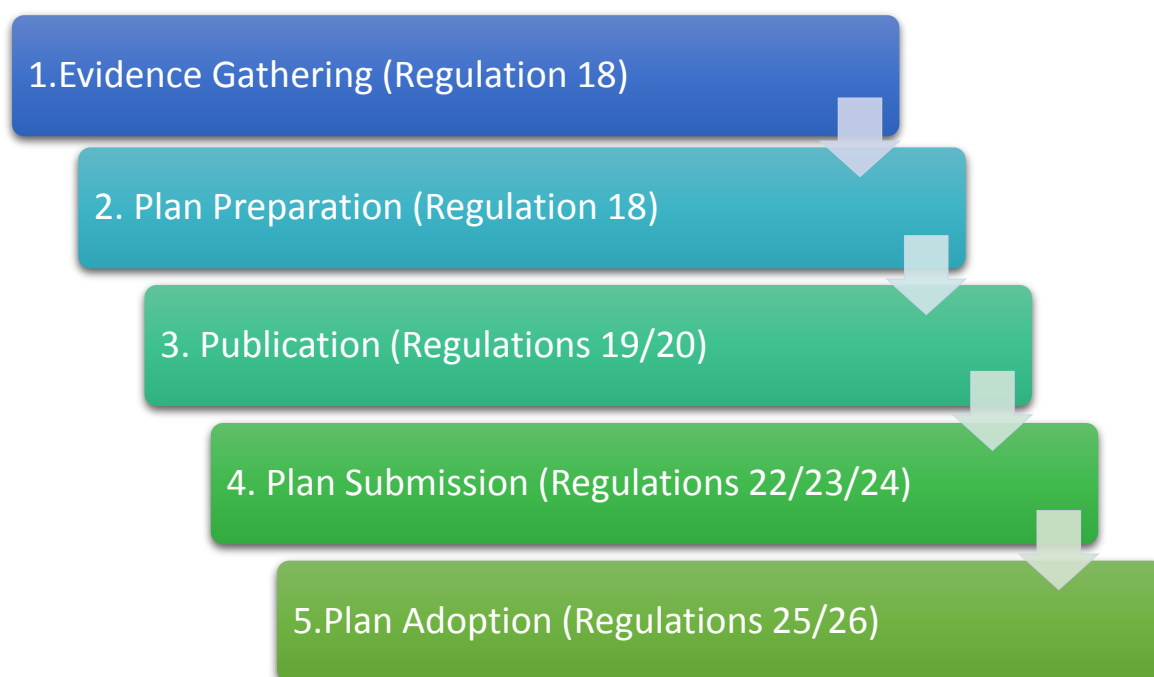
4.2 A Local Plan forms part of the Development Plan (along with adopted Neighbourhood Development Plans) NPPF paragraph 2 states that planning applications should be determined "*in accordance with the development plan unless other material considerations indicate otherwise.*" (Page 1 NPPF).

Before adoption a Local Plan is subject to examination by an independent inspector into the "soundness" of the document. In order to pass the test of soundness and be adopted a Local Plan must be:

- Positively prepared – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
- Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

Local Plan Stages

4.3 The key stages in the production of a Local Plan are listed below:



(Town and Country Planning Regulations (Local Planning) 2012)

4.4 A summary of the key consultation stages for the production of the Local Plan along with the consultation methods that will be used are provided below:

| Local Plan Stage | Consultation Duration | Consultation Methods |
|--------------------------------------------------------------------------|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Vision, Issues and Objectives (Evidence Gathering Regulation 18) | Minimum of four weeks | It is anticipated that the following consultation methods will be used at all of these stages: <ul style="list-style-type: none"> • Written/email consultations with the 'specific', 'general' and 'other' consultation bodies, including where relevant, individuals and organisations who have expressed a wish to be consulted; • Presentation to and discussion of the document with councillors; |
| Regulation 25 Scoping Document (Evidence Gathering Regulation 18) | Minimum of four weeks | |
| Issues and Options (Evidence Gathering Regulation 18) | Minimum of six weeks | |
| Preferred Options (Plan Preparation Regulation 18) | Minimum of six weeks | |

| | | |
|-----------------------------------------------------------------------------------|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Local Plan Publication Version (Plan publication Regulation 19/20) | Minimum of six weeks | <ul style="list-style-type: none"> • Making the consultation document available on the council's website and hard copies available at the Council offices, public libraries and other appropriate deposit points; • Inviting representations on the document through press advertisements, press releases and a prominent invitation on the Council's website; • Invitations to meet with any individual who cannot read, or who has communication difficulties, if they feel that their concerns cannot adequately be conveyed in writing; • The holding of Public meeting/ exhibitions/drop-in events to promote a wider awareness of the Local Plan, as appropriate. |
|-----------------------------------------------------------------------------------|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

- In addition to the above Fylde Council will provide details of the progress of the Local Plan on its website at the following address.
<http://www.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/local-plan-to-2030-consultations/>

5. SUPPLEMENTARY PLANNING DOCUMENT CONSULTATIONS

What are Supplementary Planning Documents?

5.1 Supplementary Planning Documents (SPD'S) are documents that expand upon the level of detail provided in the Local Plan and provide more detailed guidance on particular issues. Supplementary Planning Documents are defined by the National Planning Policy Framework (NPPF) as: *"Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design..."* (Page 53 NPPF)

Supplementary Planning Document Stages

5.2 Supplementary Planning Documents (SPD's) also form part of the Development Plan and can be used as a material consideration in planning decisions.

The key stages in the production of a SPD are listed as such:

1. Evidence Gathering
and Scoping

2. Production of draft
Document

3. Consultation on
draft

4. Adoption and
Monitoring

A summary of the key consultation stages in the production of Supplementary Planning Documents along with the consultation methods that will be used are provided below:

| SPD Stage | Consultation Duration | Consultation Methods |
|----------------------------------|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Informal SPD Consultation | N/A | Engagement with local communities and relevant stakeholders to discuss issues proposed to be contained in the draft document and the development of policies. |
| Draft SPD Consultation | Between four-six weeks | <p>It is anticipated that the following consultation methods will be used at all of these stages:</p> <ul style="list-style-type: none"> • Written/email consultations with the 'specific', 'general' and 'other' consultation bodies, including where relevant, individuals and organisations who have expressed a wish to be consulted; • Presentation to and discussion of the document with councillors; • Making the consultation document available on the council's website and hard copies available at the Council offices, and other appropriate deposit points; • Inviting representation on the document through press advertisements, press releases and a prominent invitation on the Council's website; • Invitations to meet with any individual who cannot read, or who has communication difficulties, if they feel that their concerns cannot adequately be conveyed in writing; |

6. NEIGHBOURHOOD PLANNING CONSULTATIONS

What is Neighbourhood Planning?

6.1 Neighbourhood planning gives local communities the power to shape development in order to bring forward the right type of development for their area.

Neighbourhood planning gives communities the power to:

- make a Neighbourhood Development Plan;
- make a Neighbourhood Development Order;
- make a Community Right to Build Order

What is a Neighbourhood Plan?

6.2 The first stage in the neighbourhood planning process involves the designation of a Neighbourhood Area. An application must be made by a parish/town council or a prospective Neighbourhood Forum (or community organisation in the case of a Community Right to Build Order) to the local planning authority for a Neighbourhood Area to be designated. As shown on the diagrams on page 17 and 20, in non-parish areas, a Neighbourhood Forum must be established (regulations 8, 9 and 10) before work commences on the Neighbourhood Development Plan.

6.3 Following independent examination of the Neighbourhood Development Plan, the Independent Examiner can recommend the plan to progress to Referendum stage in which the community in the area vote on whether to accept the Neighbourhood Development Plan. The Referendum may also include the wider community in the adjoining areas. When a Neighbourhood Development Plan has come into legal force after a Referendum (i.e. a made Neighbourhood Development Plan), it forms part of the Development Plan (along with an adopted Local Plan).

NPPF Paragraph 2 states that planning applications should be determined “in accordance with the development plan unless other material considerations indicate otherwise.”

The support that Fylde Council will provide in the neighbourhood planning process is set out in the Neighbourhood Planning Protocol available at the following webpage.

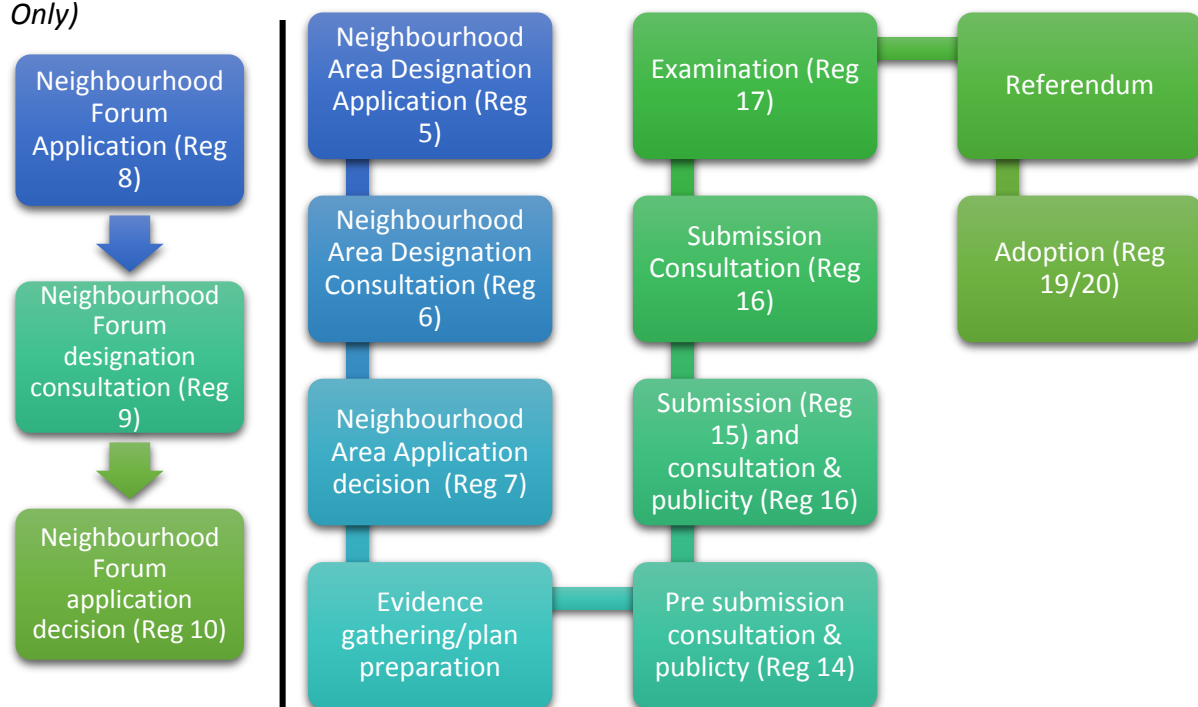
www.fylde.gov.uk/neighbourhoodplanning/

Neighbourhood Development Plan Stages

6.4 A Neighbourhood Development Plan is a planning policy document produced at the neighbourhood level. A Neighbourhood Development Plan sets out policies for the area in question and can be used to influence the shape and form of development that will take place in the area. A Neighbourhood Development Plan is defined by the NPPF as: “A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area” (Annex 2 NPPF). A Neighbourhood Development Plan establishes general planning policies for the development and use of land in a neighbourhood area. The plan can be detailed or general, depending what the local community want.

The key stages in the production of a Neighbourhood Development Plan are taken from The Neighbourhood Planning (General) Regulations 2012 and are listed below.

(Non- Parish Areas Only)



6.5 The responsibility for producing a Neighbourhood Development Plan rests with the qualifying body (parish/town council or designated neighbourhood forum). However, there are certain requirements which a Local Planning Authority (LPA) must undertake under The Neighbourhood Planning (General) Regulations 2012 and The Neighbourhood Planning (Referendum) Regulations 2012. A summary of the key consultations undertaken by the Local Planning Authority in the production of a Neighbourhood Development Plan along with the anticipated consultation methods are provided below:

| Neighbourhood Plan Stage | The Neighbourhood Planning (General) Regulations 2012) | Consultation Duration | Consultation Methods |
|--------------------------------------------------------|--------------------------------------------------------|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Neighbourhood Area Designation consultation | (Reg 6) | Minimum of six weeks | <p>It is anticipated that the following consultation methods will be used at all of these stages:</p> <ul style="list-style-type: none"> • Written/email consultations with relevant consultation bodies, (in accordance with Schedule 1 of the Neighbourhood Planning Regulations 2012) including individuals and organisations who have expressed a wish to be consulted; • Making the consultation document available on the Council's website and hard copies available at the Council offices, and other appropriate deposit points; • Inviting representations on the document through press advertisements and a prominent invitation on the Council's website; • Invitations to meet with any individual who cannot read, or who has communication difficulties, if they feel that their concerns cannot adequately be conveyed in writing; • Displaying site notices at prominent locations throughout the Neighbourhood Area. |
| Neighbourhood Forum Designation consultation | (Reg 9) | | |
| Submission Consultation & Publicity of a plan proposal | (Reg 16) | | |

- Note that Regulation 14 (Pre-submission consultation and publicity) is carried out by the parish/town council or neighbourhood forum.
- In addition, Fylde Council will publish any decision notices/Examiners reports on its website and in such other manor as it considers likely to bring to the attention of those who live and work or carry on business in the area once a decision has been made. (Regulations 7/10/19/20)
- In addition to the above, Fylde Council will provide details of the progress of each Neighbourhood Development Plan (including details of Examination or Referendum arrangements) on its website at the following address:
www.fylde.gov.uk/neighbourhoodplanning/

Neighbourhood Development Order

6.6 A Neighbourhood Development Order is defined as:

“An Order made by a local planning authority (under the Town and Country Planning Act 1990) through which Parish Councils and neighbourhood forums can grant planning permission for a specific development proposal or classes of development.” (Page 54 NPPF)

A Neighbourhood Development Order (NDO) can grant planning permission for specific types of developments in a specific neighbourhood area. A Neighbourhood Development Order can therefore:

- Apply to a specific site, sites, or wider geographical area;
- Grant planning permission for a certain type or types of development;
- Grant planning permission outright or subject to conditions.

6.7 Once established, there would be no need for anyone to apply to the local planning authority for planning permission if it is for the type of development covered by the order. Neighbourhood Development Orders can therefore speed up the process of development in certain areas, however a Neighbourhood Development Order must meet any legal requirements and be in general conformity with national and local planning policy.

Community Right to Build Order

6.8 A Community Right to Build Order is defined as:

“An Order made by the local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a site-specific development proposal or classes of development.” (Page 51 NPPF).

A Community Right to Build Order (CRTBO) is a particular type of Neighbourhood Development Order with the slight difference that any community organisation (not just a parish/town council or neighbourhood forum) can produce the order.

6.9 To be eligible to produce a Community Right to Build Order, the community organisation has to meet minimum conditions, this means the community organisation must be a corporate body and meet minimum membership requirements as set out in Regulation 13 of The Neighbourhood Planning (Regulations) 2012.

6.10 A community organisation does not need to be designated by the local planning authority in order for it to develop a Community Right to Build Order in a designated neighbourhood area. The local planning authority must however consider whether the organisation meets the legal requirements to be a community organisation when a Community Right to Build Order proposal is submitted to it.

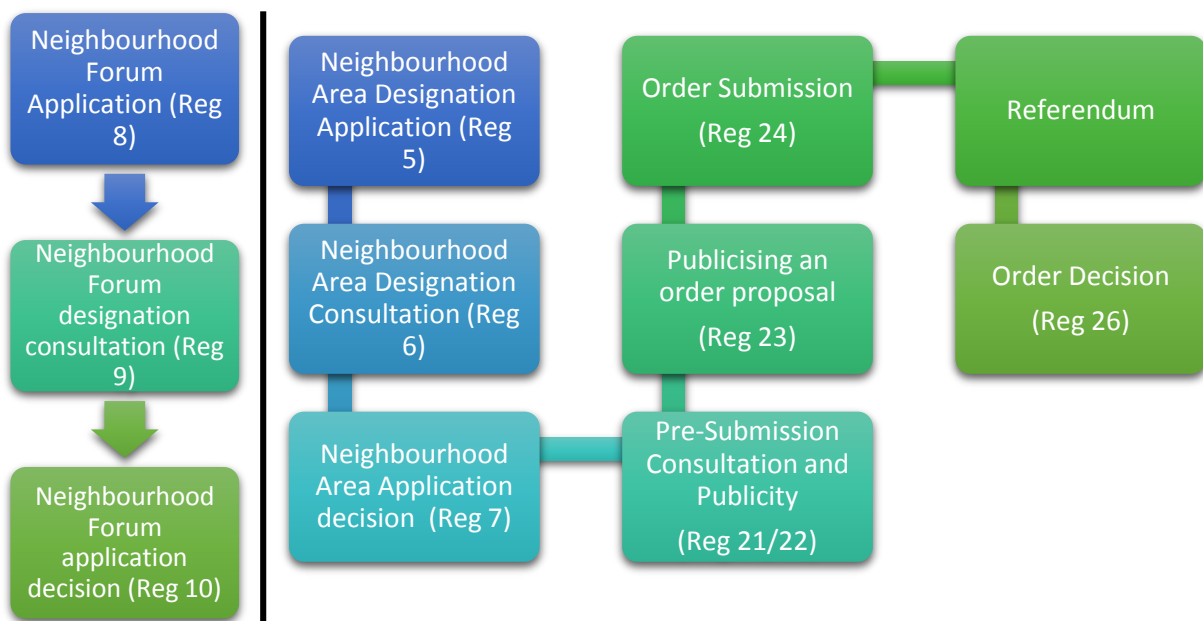
6.11 A Community Right to Build Order can be used to permit small scale development for community benefit on a specific site or sites in a Neighbourhood Area without going through the normal planning application process. Where the community organisation

wishes to develop the land itself (subject to acquiring the land if appropriate), then the resulting assets can only be disposed of, improved or developed in a manner which the organisation considers benefits the local community or a section of it.

Neighbourhood Development Order/Community Right to Build Order Stages

6.12 The key stages in the production of a Neighbourhood Development Order/Community Right to Build Order are taken from The Neighbourhood Planning (General) Regulations 2012 and are listed below.

*Non-Parish
Areas only*



6.13 The responsibility to produce a Neighbourhood Development Order/Community Right to Build Order is with the qualifying body (parish council/ neighbourhood forum/community group). However there are certain requirements which a Local Planning Authority must undertake under the Neighbourhood Planning (General) Regulations 2012). A summary of the key consultations undertaken by the Local Planning Authority in the production of a Neighbourhood Development Order/Community Right to Build Order along with the anticipated consultation methods are provided below:

| Neighbourhood Development Order/Community Right to Build Order Stage | The Neighbourhood Planning (General) Regulations 2012) | Consultation Duration | Consultation Methods |
|----------------------------------------------------------------------|--------------------------------------------------------|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Neighbourhood Area Designation consultation | (Reg 6) | Minimum of six weeks | <p>It is anticipated that the following consultation methods will be used at all of these stages:</p> <ul style="list-style-type: none"> • Written/email consultations with relevant consultation bodies, including individuals and organisations who have expressed a wish to be consulted; • Making the consultation document available on the Council's website and hard copies available at the Council offices, and other appropriate deposit points; • Inviting representation on the document through press advertisements and a prominent invitation on the Council's website; • Invitations to meet with any individual who cannot read, or who has communication difficulties, if they feel that their concerns cannot adequately be conveyed in writing; • Displaying site notices at prominent locations throughout Neighbourhood Area or vicinity of the Community Right to Build Order. |
| Neighbourhood Forum Designation consultation | (Reg 9) | | |
| Publicising an order proposal | (Reg 23) | | |

- Note that Regulation 21 (Pre-submission consultation and publicity) is carried out by the neighbourhood forum/parish council/community group.
- In addition, Fylde Council will publish any decision notices/Examiners reports on its website and in such other manor as it considers likely to bring to the attention of those who live and work or carry on business in the area once a decision has been made, (Regulations 25/26/27).
- In addition to the above, Fylde Council will provide details of the progress of each Neighbourhood Development Order /Community Right to Build Order (including details of examination or referendum arrangements) on its website at the following address: www.fylde.gov.uk/neighbourhoodplanning/

7. CIL CONSULTATIONS

Other Consultations

7.1 In addition, to the consultations listed in previous chapters, Fylde Council will consult on other documents, such as the Community Infrastructure Levy (CIL).

Community Infrastructure Levy

7.2 The Community Infrastructure Levy (CIL) is a charge levied on development to fund the provision of infrastructure requirements.

The Community Infrastructure Levy is defined by the NPPF as: *“A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.”* (Page 51 NPPF)

Before adoption a CIL draft charging schedule is subject to examination by an independent inspector into whether:

- The charging authority (i.e. the Local Planning Authority) has complied with the legislative requirements set out in the Planning Act 2008 and the Community Infrastructure Levy Regulations as amended;
- The draft charging schedule is supported by background documents containing appropriate available evidence;
- The proposed rate or rates are informed by and consistent with the evidence on economic viability across the charging authority’s area; and
- Evidence has been provided that shows the proposed rate or rates would not threaten delivery of the relevant Plan as a whole (for England, see NPPF Framework paragraph 173).

Community Infrastructure Levy Consultation Stages

7.3 If Fylde Council decides to implement the Community Infrastructure Levy relevant organisations and individuals will be consulted in accordance with the Community Infrastructure Levy Regulations 2010 as amended by 2011, 2012 and 2014 legislation.

A summary of the key consultation stages in the production of CIL along with the consultation methods that will be used are provided below:

| CIL Stage | Consultation Duration | Consultation Methods |
|------------------------------------------------------------------------------------------------------------------|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Regulation 1,2,3 List | Minimum of four weeks | <p>It is anticipated that the following consultation methods will be used at all of these stages:</p> <ul style="list-style-type: none"> • Written/email consultations with the 'specific', 'general' and 'other' consultation bodies, including where relevant, individuals and organisations who have expressed a wish to be consulted; • Neighbouring local planning authorities; • Relevant county councils; • All parish councils; • Businesses and voluntary groups; • Members of the public. <ul style="list-style-type: none"> • Making the consultation document and the relevant evidence (where practicable) available on the Council's website and hard copies available at the Council offices, and other appropriate deposit points; • Inviting public representation on the document through press advertisements, press releases and a prominent invitation on the Council's website; • Invitations to meet with any individual who cannot read, or who has communication difficulties, if they feel that their concerns cannot adequately be conveyed in writing; |
| Preliminary Draft Charging Schedule (Regulation 15 of The Community Infrastructure Levy Regulations 2010) | Minimum of four weeks | |
| Draft Charging Schedule (Regulation 15 of The Community Infrastructure Levy Regulations 2010) | Minimum of four weeks | |

Monitoring the Community Infrastructure Levy

7.4 Details of Community Infrastructure Levy (CIL) receipts and expenditure will be reported in subsequent Authority Monitoring Reports if and when the Community Infrastructure Levy is implemented.

PART 2-DEVELOPMENT MANAGEMENT

8. WHAT IS DEVELOPMENT MANAGEMENT?

What is Development Management?

8.1 Development Management is the process by which the local planning authority shapes, considers, determines and delivers proposals in order to facilitate the right development in the right locations.

8.2 This is largely undertaken by the determination of planning applications and other related applications. In doing this local planning authorities will work pro-actively with applicants and other stakeholders in order to facilitate high quality sustainable development.

Determining Planning Applications

8.3 Determining planning applications is the main mechanism by which the council will deliver high quality sustainable development. A summary of the key stages in the determination of planning applications is provided below. Some types of development are not subject to planning permission (known as permitted development) for a list of what requires a planning application please see the webpage below.

<http://planningguidance.planningportal.gov.uk/blog/guidance/when-is-permission-required/>

Key Planning Application Stages*

*Also applies to related applications such as Advertisement and Listed Building Consent.



9. PRE-APPLICATION CONSULTATIONS

What are Pre-Application Consultations?

9.1 Pre-application consultations are consultations held by the applicant prior to a planning application being submitted.

9.2 Pre-application consultations can be undertaken by applicants with:

- the local planning authority
- statutory and non-statutory consultees
- elected members
- the community

What are the Benefits of Pre-Application Consultations?

9.3 Pre-application consultations can:

- Address problems before an application is submitted, and this may reduce the chance of refusal of planning permission;
- Prevent abortive work, as refinements to the proposal can be made at an early stage;
- Provide an opportunity to explain proposals to the community, reducing the potential for misconceived objections; and
- Reduce the time and cost in obtaining a decision.

Fylde Council Pre-Application Service

9.4 Applicants for planning permission are encouraged to enter into pre-application consultations with both the community and Council officers. At present the Council does not charge for pre application discussions over householder and minor development. Any customers are invited to engage with officers at this stage by sending their proposals to planning@fylde.gov.uk. The Council is committed to providing this service, but may have to introduce small charges in the future.

9.5 Due to officer resources and time taken up with pre application advice for major applications there is a charge for this service.

More information is available at the following webpage.
<http://m.fylde.gov.uk/resident/planning/advice/pre-application-advice-major-development-schemes/>

Recommended pre-application consultations

9.6 A list of recommended pre application consultation measures for applicants to undertake is provided below:

| Planning Application Type | Recommended Consultation Methods |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Major (Applications of: <ul style="list-style-type: none"> • 10 or more dwellings or a site area over 0.5 hectares. • 1000 sq.m. or more gross floorspace or exceeding 1.0 hectares.) | <ul style="list-style-type: none"> • Consultation with Council Planning Officers. • Consultation events with the local community. • Making detailed plans available for public view. • Press notices/leaflets or letters to nearby residents. • Consultation with elected members. • Submission of a consultation statement detailing pre- application consultation measures as part of application. • Consult with the Canal and River Trust on applications in proximity to the Lancaster Canal or where proposals are likely to affect inland waterways. |
| Minor (Applications of: <ul style="list-style-type: none"> • Less than 10 dwellings or a site area under 0.5 hectares. • Other uses less than 100sqm or site area less than 1 hectare. • Smaller scale development such as domestic extensions and changes of use.) | <ul style="list-style-type: none"> • Verbal/written consultation on the proposals with adjacent and immediate neighbours. |
| Conservation/Listed Building (Any application for a listed building or that falls within a conservation area.) | <ul style="list-style-type: none"> • Consultation with the Council's Conservation Planning Officer. • Consultation with local or national heritage groups appropriate to the scale of project. |

10. PLANNING APPLICATION CONSULTATIONS

Planning Application Consultations

10.1 Local planning authorities have a duty to consult the community, statutory consultees and other stakeholders before determining applications for planning permission and to consider any comments raised.

Who we will Consult Directly?

10.2 We will consult:

- The public - including consultation with neighbouring residents and community groups. We will write to all immediate neighbours of an application and/or post a notice on site where a proposal is prominent or there are no immediate neighbours.
- Statutory consultees – we will consult all relevant statutory consultees.
- Non statutory consultees - we will consult relevant consultees likely to have an interest in a proposed development.

10.3 Details of publicity requirements for planning applications and a list of when statutory and non-statutory consultees are required to be consulted are provided in the Planning Practice Guidance - consultation and pre-decision matters webpage in tables 1-3.

<http://planningguidance.planningportal.gov.uk/blog/guidance/consultation-and-pre-decision-matters/>

How to View a Planning Application and Respond

10.4 All planning applications are available to view:

- Online at the following webpage.
<http://www3.fylde.gov.uk/online-applications/>
- At Fylde Council Offices.

10.5 Anyone can comment on planning applications, generally there will be 21 days to respond, however town and parish councils and others are given longer with agreement in order to allow for their monthly meetings. Representations can be made either via email at planning@fylde.gov.uk, via letter or using a link to a comment page on the website available when viewing planning applications.

10.6 Representations can only be taken into account that deal with planning matters, all representations received will be open to public view and cannot remain confidential. Representations made during the consultation will be summarised in the officer's report which will state how the issues raised have been addressed in reaching the final recommendation.

10.7 In circumstances where a development proposal is subject to significant changes during its determination Fylde Council will undertake further consultation on these with neighbours, parish and town councils and other consultees. Where a change is only minor or addresses concerns raised no such consultation will be undertaken.

Planning Application Consultation Methods

10.8 A list of consultation methods the Council will use when consulting on planning applications is presented below.

| | |
|-------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Neighbour notification | We will usually write a letter to the occupiers of any property that shares a common boundary with the application site or property, which could be directly affected by the proposal, informing them of what the application is for and inviting them to view the plans and comment. |
| Site Notice | <ul style="list-style-type: none"> • Major development (10 or more dwellings or development creating 1000 square metres of floor space or more) • Applications subject to Environmental Impact Assessment • Applications, which if approved, would be a departure from the development plan • Applications affecting public rights of way • Development affecting Listed Buildings, or their setting • Development affecting the setting of a Conservation Area • If the proposal is likely to affect people in a larger area than just neighbouring properties • Where there is open land, such as agricultural land, next to the application site |

| | |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Advertisement in Local Press | <ul style="list-style-type: none"> • Major development (10 or more dwellings or development creating 1000 square metres of floor space or more) • Application subject to Environmental Impact Assessment • Applications, which if approved, would be a departure from the development plan • Applications affecting public rights of way • Development affecting Listed Buildings, or their setting • Development affecting Conservation Areas |
| Weekly Lists | <ul style="list-style-type: none"> • A weekly list of applications received and decisions made is available • The weekly list will be sent to local interest groups who have expressed an interest in receiving details • The weekly list will be available on the Council's website |
| Website | <ul style="list-style-type: none"> • All applications, supporting documents and other relevant details are available online via the following webpage. http://www3.fylde.gov.uk/online-applications/ • It is possible to search by application number, address and set up registrations to be alerted to applications in your area. |

11. DETERMINING PLANNING APPLICATIONS

Fylde Council's Scheme of Delegation

11.1 Under Fylde Council's scheme of delegation minor or uncontroversial applications will normally be determined by officers under powers delegated by the Council to the Director of Development Services.

11.2 Conversely major or controversial applications will normally be determined by the Development Management Committee.

11.3 More information on the Council's scheme of delegation for planning applications is available in the Council's constitution at the following webpage.

<http://www.fylde.gov.uk/council/constitution/>

Development Management Committee

11.4 Major or controversial planning applications will normally be determined by the Development Management Committee which is a committee composed of 16 elected members who usually meet once a month to make decisions on planning applications.

11.5 Members of the public are able to make verbal representation about a planning application, where verbal objections are to be raised the applicant has a right to respond, in addition applicants have a right to address the Development Management Committee if officers have recommended refusal of their application. In order to ensure the workload of the Development Management Committee is processed efficiently speakers are limited to three minutes with comments limited to material planning considerations.

11.6 Interested parties wishing to speak at the Development Management Committee must register before 12:00 on the Monday before the Development Management Committee meets or by 4:30pm on Friday before if the Monday is a bank holiday. This can be done either by email to democracy@fylde.gov.uk, in writing or by completing the online form on the Council's website. <http://www.fylde.gov.uk/meetings/ou/2/>
The agenda and minutes of Development Management Committee meetings are available at the same webpage.

Planning Decision Considerations

11.7 Consultation responses will be taken into account when determining planning applications, however decisions on planning applications must be made in accordance with the development plan unless material

considerations dictate otherwise. Public opposition or support by itself is not a valid reason to refuse or approve a planning application.

11.8 A list of some of the most common material considerations that will be taken into account when deciding planning applications are presented below.

- Conformity with local planning policies/national guidance;
- Loss of outlook (but not loss of a view);
- Loss of privacy/overlooking;
- Loss of daylight or sunlight/overshadowing;
- Highways issues: highways safety, vehicular access, increased traffic generation from the proposed use;
- Noise or light pollution resulting from the proposed use;
- Visual appearance, design and quality of materials;
- Effect on character of a Listed Building/Conservation Area;
- Nature conservation; and
- Potential flood risk.

Planning Decision Time Limits

11.9 The statutory time limits to determine planning applications are usually 13 weeks for applications for major development (unless an application is subject to an Environmental Impact Assessment, in which case a 16 week limit applies) and eight weeks for all other types of development.

Notification of Decision

11.10 Following a decision on an application, a letter is sent to the applicant advising them of the decision that has been made, including details of conditions imposed. The Council's website has an "Applications On-line" service that allows the details of planning applications to be viewed, including planning decisions. If the decision is made by the Development Management Committee, then the decision is also published in the minutes on the Council's website.

12. PLANNING APPEALS

Planning Appeals

12.1 An applicant for planning permission may decide to appeal against the local authority's decision if they feel the decision made is unreasonable or if a decision has not been made within the set time period. Appeals are determined by the Planning Inspectorate, or in cases of significant national importance (when an appeal is recovered) by the Secretary of State.

Applicants Right to Appeal

12.2 Applicants have the right to appeal to the Secretary of State against a number of planning decisions made by the Council, including:

- Refusal of planning permission;
- Imposition of condition(s);
- Failure to determine an application within the time allowed;
- The serving of an enforcement notice; and
- Refusal to permit removal or works affecting trees covered by Tree Preservation Orders.

Time Limits

12.3 There are strict time limits to appeal and it is critical that these are complied with. An appeal against a refused householder or minor commercial application must be made within 12 weeks of the Council's decision. Advertisement appeals must be made within eight weeks and all other appeals within six months.

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidanceontheappealprocess>

Notification

12.4 If an appeal is submitted, the Council will notify any interested parties of the appeal, including those who made representations before the application was determined. These representations will be sent to the Planning Inspectorate and appellant and will be considered by the Inspector when determining the appeal.

12.5 Interested parties will also be informed that any further written representations should be sent to the Planning Inspectorate within five weeks of the start date of the appeal. It should be noted that interested persons will not have the opportunity to make representations on a householder appeal due to the 'fast track' appeal process. In this instance, representations received during the planning application consultation process only will be considered by the Inspector.

12.6 Planning Appeals are determined by one of three methods:

- Written Representations - these are determined by an exchange of written statements and where necessary, a site visit by an Inspector from the Planning Inspectorate;
- Hearing – these are less formal than an inquiry, centred around a discussion between the appellant and the Council about the merits of the case and are chaired by an appointed Inspector from the Planning Inspectorate; and
- Inquiry – these are more formal in their set up, again the appointed Inspector from the Planning Inspectorate will chair the inquiry which could last a number of days/weeks and are often used for more major cases.

12.7 The Inspector will make a decision to dismiss or allow the appeal, or send a report to the Secretary of State. A copy of the decision notice will be sent to the appellant, the Council and any interested person who has requested a copy. It will also be available to view on the Planning Portal website at www.planningportal.gov.uk.

APPENDIX A: FURTHER SOURCES OF INFORMATION

Legislation

- The Planning and Compulsory Purchase Act 2004
<http://www.legislation.gov.uk/ukpga/2004/5/contents>
- The Town and Country Planning (Local Planning) (England) Regulations 2012
<http://www.legislation.gov.uk/uksi/2012/767/contents/made>
- Neighbourhood Planning (General) Regulations 2012
http://www.legislation.gov.uk/uksi/2012/637/pdfs/uksi_20120637_en.pdf
- The Town and Country Planning (Development Management Procedure) (England) Order 2015
<http://www.legislation.gov.uk/uksi/2015/595/contents/made>

National Policy/Guidance

- National Planning Policy Framework and Planning Practice Guidance.
<http://planningguidance.planningportal.gov.uk/>
- Plain English Guide to the Planning System
<https://www.gov.uk/government/publications/plain-english-guide-to-the-planning-system>
- Planning Aid
<http://www.rtpi.org.uk/planning-aid/>
- Planning Portal
<http://www.planningportal.gov.uk>

Minerals and Waste/Highway Planning

- Minerals and Waste / Highway Planning- Lancashire.gov.uk
<http://www.lancashire.gov.uk/home/2010/classic/index.asp>

Fylde Council

- Planning Applications
<http://www.fylde.gov.uk/business/planning/>
- Planning Policy
<http://www.fylde.gov.uk/council/planning-policy--local-plan-/>
- Neighbourhood Planning Webpage
<http://www.fylde.gov.uk/council/planning-policy--local-plan-/neighbourhood-planning/>
- Corporate Plan
<http://www.fylde.gov.uk/council/performance/>

APPENDIX B: FYLDE COUNCIL CUSTOMER SERVICE CHARTER

Customer Service Charter

*Fylde Council is committed to excellent customer service,
this charter explains the standards you can expect from us.*



We will aim to answer your enquiry at the first point of contact wherever possible.



During office hours, we aim to answer your telephone calls within 4 rings.



When you request a service by web or email, we will acknowledge receipt and response within 2 working days.



We will reply to letters within 5 working days of receipt.



If more time is needed to answer your enquiry, you will be told who is dealing with it and how long it will take.



On average, we aim to see our customers within 6 minutes of arrival at Fylde Direct one stop shop.

IF WE FAIL, PLEASE LET US KNOW



TELEPHONE

01253 658585



ONLINE

Fylde.gov.uk
@fyldecouncil



POST

Town Hall, St.
Anne's FY8 1LW



CONTACT Fylde
Direct, Public Offices,
292 Clifton Drive
South, St Annes,
Lancashire, FY8 1LH



TEXT

07860 003290



FEEDBACK

fylde.gov.uk/
haveyoursay

Appendix B: Schedule of Changes to draft document following consultation Statement of Consultation

| Page Number | Additional/Amended Text |
|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| P3 | Added – <i>APPENDIX B: FYLDE COUNCIL CUSTOMER SERVICE CHARTER</i> |
| Throughout the document | <p>Changed to <i>Fylde Council</i></p> <p><i>council</i> Changed to <i>Council</i></p> <p><i>Neighbourhood Plan</i> Changed to <i>Neighbourhood Development Plan</i></p> |
| P19-20 | The re-numbering of paragraphs |
| P25-26 | The re-numbering of paragraphs |
| P26 | Add the following bullet point - <i>Consult with the Canal and River Trust on applications in proximity to the Lancaster Canal or where proposals are likely to affect inland waterways.</i> |
| P28 | The re-numbering of paragraphs |
| P31 | The re-numbering of paragraphs |
| P35 | Fylde Council's Customer Service Charter added as Appendix B |

MAY 1, 2016

STATEMENT OF COMMUNITY INVOLVEMENT

CONSULTATION REPORT

SARA JONES
FYLDE COUNCIL
PLANING POLICY TEAM

Introduction

This statement provides a record of the consultation undertaken and responses received in relation to the publication of Fylde Council's draft Updated Statement of Community Involvement 2015 (SCI), following a seven week consultation on the document, which started on Thursday 15 October and ended on Thursday 3 December 2015.

Under Section 18 (Part 2) of the Planning and Compulsory Purchase Act 2004 local planning authorities are required to prepare a 'Statement of Community Involvement' (SCI). The SCI sets out what consultation will take place with the community with regard to Planning Policy documents and Planning Applications. A SCI states who the Council will consult with, when and how.

The consultation sought comments on the content of the proposed Statement of Community Involvement.

Who was Consulted?

Emails or letters were sent to the consultation bodies set out in Regulation 2 of the Town and Country Planning (Local Planning) (England) Regulations 2012, which the Council is required to consult under Regulation 18. These bodies are contained on the Council's Register of Consultees. Other relevant bodies and individuals who are registered on the Council's Register of Consultees were notified. The Register of Consultees is updated regularly to take account of requests received from consultants, organisations, residents and other parties to be informed of future planning policy consultations.

Council staff were informed through the Council's intranet and emails were sent to Heads of Service. There was also an article in the council's staff newsletter, 'Grapevine' in the October edition. The Council's management team was briefed by the Head of Planning and Regeneration.

All individuals and groups who were already included in the Register of Consultees were consulted, this included:

- All Statutory Consultees, that are required to be consulted under the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008/2009;
- Government Departments;
- Elected Councillors;
- Town and Parish Councils;
- Local Strategic Partnership Groups;
- Planning agents; and
- Local residents and businesses who have registered their interest in being involved in planning policy consultation.

Response and Comments

In total four responses were received to the consultation. Responses were submitted by:

| List of Respondents | Reference No. |
|-----------------------|------------------|
| Canal and River Trust | OC/ISP/08/00692 |
| Environment Agency | SCB/SCB/08/00351 |
| Historic England | SCB/GD/15/00080 |
| Natural England | SCB/SCB/08/00343 |

The list of respondents and a summary of their representations are provided in Appendix A. The method of response is provided below:

| Method of response | Number |
|----------------------------------------------------------|--------|
| Online | 0 |
| Email (including electronic copy of representation form) | 4 |
| Representation form/Letter (paper copy) | 0 |
| Total | 4 |

The Environment Agency, Natural England, Historic England did not object and/or make specific comments on the proposed SCI. The Canal and River Trust approved of the SCI and requested some textual changes, all of which have been taken on board and the SCI has been updated accordingly.

Appendix A: List of Respondents and Summary of Comments

| Consultee | Summary of Comment | Council Response | Suggested Change |
|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Natural England | <p>We are supportive of the principle of meaningful and early engagement of the general community, community organisations and statutory bodies in local planning matters, both in terms of shaping policy and participating in the process of determining planning applications.</p> <p>However, we have no specific comments to make on this consultation.</p> | Comments noted. | N/A |
| Environment Agency | We have reviewed the Statement of Community Involvement (SCI) in so far as it relates to our remit and we have no comments to make. | Comments noted. | N/A |
| Historic England | Historic England had no comments to make on the content of the SCI. | Comments noted. | N/A |
| Canal and River Trust | The Canal and River Trust support the use of pre-application discussions, particularly where the development is likely to have a significant impact on the waterway. The Trust would therefore welcome reference to pre-application consultation with itself on major planning applications in proximity to the Lancaster Canal or an undertaking from Fylde Council to include the Trust in relevant pre-applications where relevant. | Comments noted. | <p>To add the following bullet point to section 9.5 under the title: Recommended Consultation Methods:</p> <ul style="list-style-type: none"> <i>Consult with the Canal and River Trust on applications in proximity to the Lancaster Canal or where proposals are likely to affect inland waterways.</i> |

DECISION ITEM



| REPORT OF | MEETING | DATE | ITEM NO |
|------------------------------------------------------------------|----------------------------------|--------------|---------|
| ECONOMIC DEVELOPMENT | DEVELOPMENT MANAGEMENT COMMITTEE | 15 JUNE 2016 | 7 |
| FYLDE COAST FRAMEWORK FOR INCLUSIVE GROWTH AND PROSPERITY | | | |

PUBLIC ITEM

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

SUMMARY

Included as Appendix 1 to the covering report is the final draft of the Fylde Coast Framework for Inclusive Growth & Prosperity. The framework is a key strategic regional document that outlines the ambition and objectives for facilitating economic growth and prosperity across the Fylde Coast that will be used as the central pitch for funding support. The approach and actions outlined in the framework are consistent with Fylde's own economic development strategy and the council's strategic objective of working with all partners to achieve a vibrant economy.

RECOMMENDATION

That the committee agree the Framework for Inclusive Growth & Prosperity is consistent with the economic policy approach at Fylde.

SUMMARY OF PREVIOUS DECISIONS

None

CORPORATE PRIORITIES

| | |
|-----------------------------------------------------------------------------------------------------------------|---|
| Spending your money in the most efficient way to achieve excellent services (Value for Money) | |
| Delivering the services that customers expect of an excellent council (Clean and Green) | |
| Working with all partners (Vibrant Economy) | ✓ |
| To make sure Fylde continues to be one of the most desirable places to live (A Great Place to Live) | ✓ |
| Promoting Fylde as a great destination to visit (A Great Place to Visit) | ✓ |

REPORT

1. The Fylde Coast Framework for Inclusive Growth and Prosperity attached as appendix 1 to this report has been produced through the Blackpool, Fylde & Wyre Economic Development Company working directly with the economic development teams at Blackpool, Fylde, Wyre and Lancashire County Council. The document has been produced to act as a strategic summary of the approach to economic growth and prosperity across the Fylde coast to be used in support of funding bids and project proposals aimed at delivering economic growth and prosperity in the region.
2. The document has been developed with the full engagement and contribution from the economic development team at Fylde and is consistent with the aims, objectives and ambition of the Fylde Economic Strategy.
3. The framework outlines the current economic position in Blackpool and the Fylde including the core economic strengths and opportunities on the Fylde coast as well as the strategic issues that need to be addressed to maximise future jobs and growth potential. The overarching objective is *“to deliver inclusive economic growth and prosperity, and in doing this, close our performance gap with national averages and drive improvement in the quality of life and health of our people and businesses, now and into the future”*.
4. Inclusive growth and prosperity means creating jobs and bringing investment; crucially however, it also means ensuring that the benefits of jobs and investment are felt, first and foremost, by the residents and businesses of Blackpool and the Fylde itself.
5. The framework outlines three action areas that the Fylde coast economic development teams have identified
 - Action Area 1:** Jobs, Sites and Connectivity, focuses on those actions and projects that will act as the catalyst in enabling job creation and growth in our existing and future key economic sectors.
 - Action Area 2:** Skills, Workforce Readiness and Business Support, focuses on those actions and projects that will equip residents and business to take advantage of new opportunities as they are generated.
 - Action Area 3:** Urban Quality, Image and Marketing, focuses on the essential interventions required to ensure we develop a living offer that supports growth and the retention of talent, as well as tackling entrenched disadvantage and negative perceptions.
6. The approach and actions outlined in the framework are consistent with Fylde’s own economic development strategy and the council’s strategic objective of working with all partners to achieve a vibrant economy. Working across Blackpool and the Fylde with partners will ensure that Fylde can deliver far more for the borough with the limited resources available for economic development and regeneration than it could working in isolation.
7. The committee is asked to consider the framework for inclusive growth and prosperity and support the approach and actions outlined in the document for future strategic economic development on the Fylde coast.

| IMPLICATIONS | |
|-----------------------------------------|----------------------------------------------------------------------------------------|
| Finance | There are no direct financial implications to Fylde Council in respect to this report. |
| Legal | There are no legal implications as a result of the report |
| Community Safety | There are no community safety implications as a result of the report |
| Human Rights and Equalities | There are no human rights and equalities implications as a result of the report |
| Sustainability and Environmental Impact | There are no sustainability or environmental impact issues as a result of the report |
| Health & Safety and Risk Management | There are no health & safety or risk management impacts as a result of the report |

| LEAD AUTHOR | TEL | DATE | DOC ID |
|----------------|--------------|---------------------------|--------|
| Allan Oldfield | 01253 658500 | 26 th May 2016 | |

| LIST OF BACKGROUND PAPERS | | |
|-------------------------------------|--------------|---------------------------------------------------------------------------------------------------------------------------|
| Name of document | Date | Where available for inspection |
| Fylde Economic Development Strategy | January 2013 | http://www.fylde.gov.uk/business/economicdevelopment/ |

Attached Documents

Appendix 1: The Framework for Inclusive Growth & Prosperity for the Fylde Coast



Blackpool and the Fylde:

**Our Framework for Inclusive
Growth and Prosperity**

Welcome



Welcome

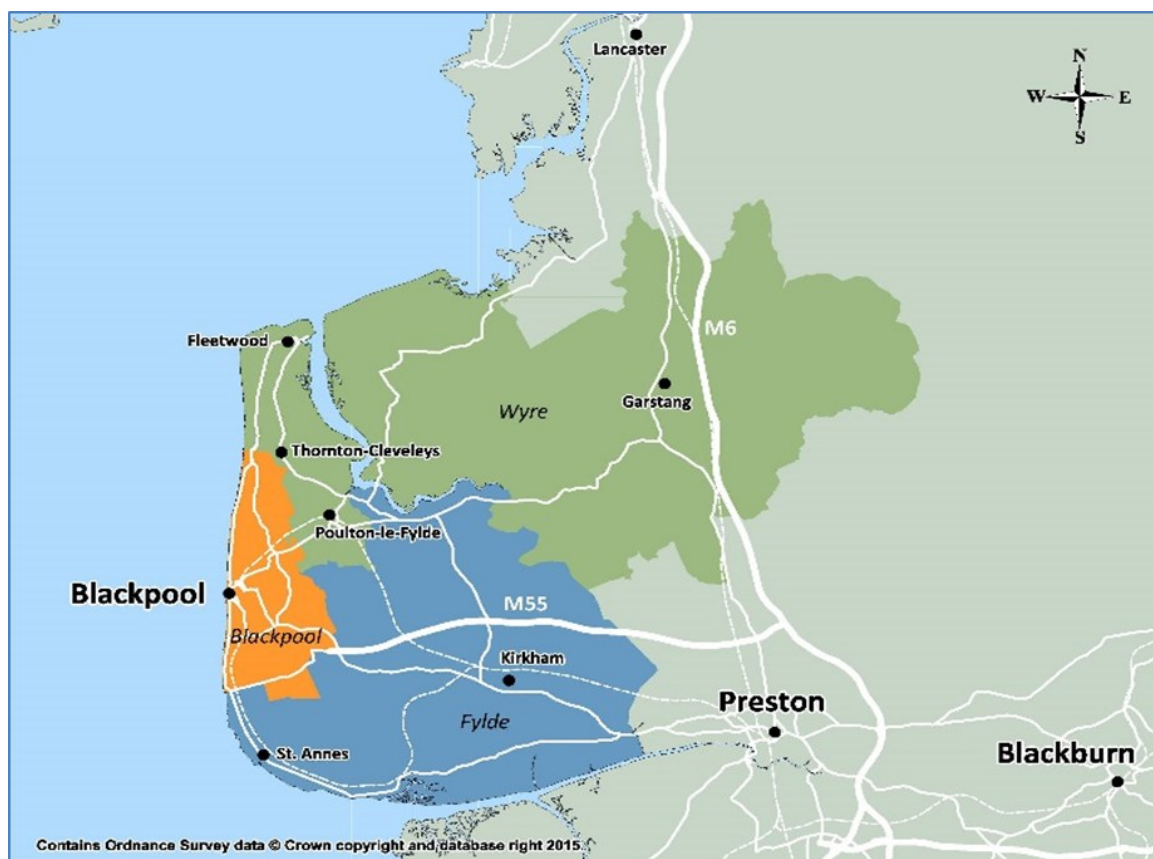


Blackpool and the Fylde Today

Blackpool and the Fylde is a coastal plain in the West of Lancashire, stretching from the Ribble Estuary to Morecambe Bay, taking in the local authority areas of Blackpool, Fylde and Wyre. It is home to approximately 330,000 people, principally concentrated in an urban coastal strip running from Fleetwood in the North to Lytham further South. Blackpool and the Fylde broadly functions as a coherent economic space, with strong integration between labour, housing and consumer markets.

The area is best known for Blackpool, the country's largest and most historically significant seaside resort. Blackpool remains the UK's most popular seaside destination, with visitor numbers again on the rise. However, despite the recent upturn, the consequences of decades of decline in traditional tourism sectors mean that inner Blackpool is now the site of one of the country's greatest concentrations of socioeconomic deprivation.

Regardless of its regeneration challenges, Blackpool and the Fylde is home to many extremely desirable residential and business locations, and home to a number of outstanding economic assets of national and international significance. Taken together, the economy of Blackpool and the Fylde has an output of £5bn, making it one of the key building blocks of both the Lancashire and North West economy. That said, the economy of Blackpool and the Fylde is not performing as it could and should. It is lagging behind regional and national averages, and the gap is growing. This Framework for Inclusive Growth and Prosperity aims to reverse this trend.



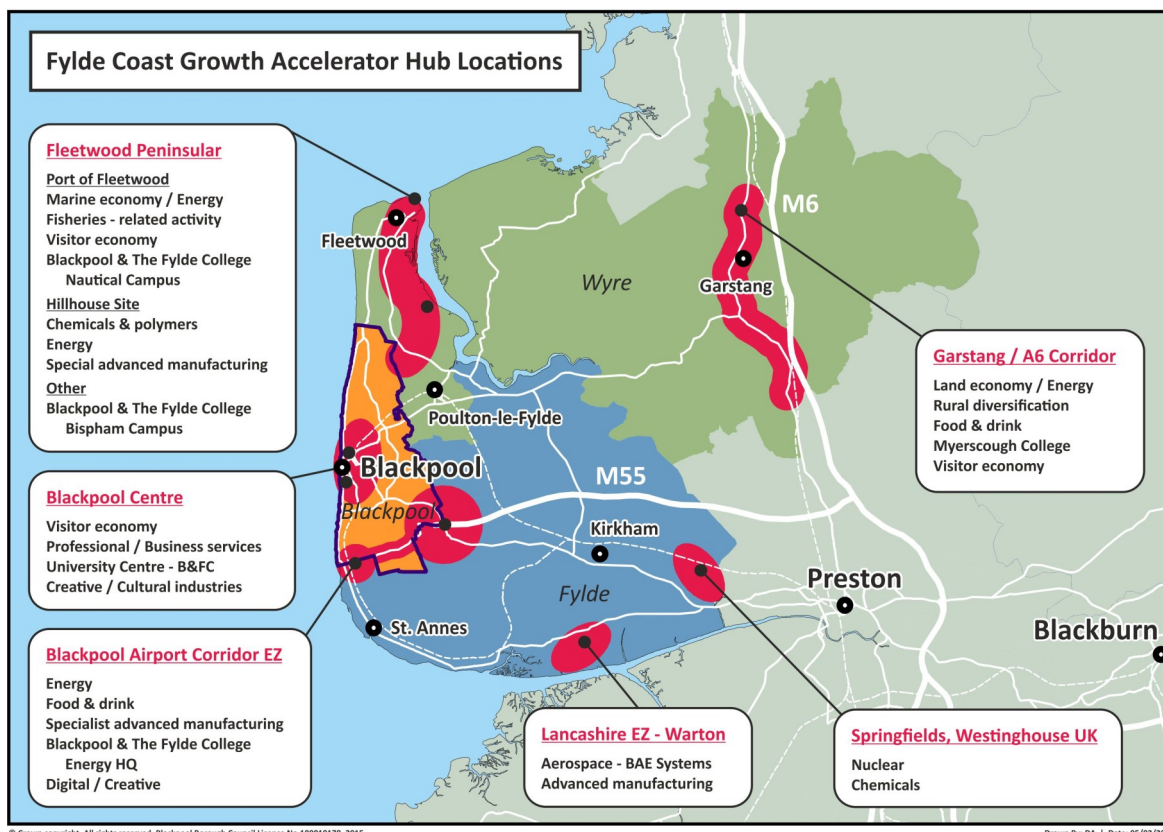
Our Core Economic Strengths, Opportunities and Challenges



The economy of Blackpool and the Fylde has clear existing strengths spread across a surprisingly diverse mix of sectors, including the visitor and cultural economy, advanced manufacturing/materials, aerospace and energy, marine, food and drink. Signature operations within these sectors include nuclear fuel production at Westinghouse UK Springfield, BAE Systems Warton (aerospace), Victrex Plc, Hillhouse (advanced materials), Pleasure Beach Blackpool (visitor economy), Lofthouses of Fleetwood (food) and SMP Ltd, Kirkham (marine). These sectoral strengths are supported by an enviable HE and FE offer, led by Myerscough and Blackpool and The Fylde colleges.

There are genuine opportunities to generate thousands of new jobs in the decades ahead, delivering the economic growth needed to close the performance gap. These opportunities include continued recovery and growth of the visitor and cultural economy, delivery of three Enterprise Zones at Blackpool Airport, Hillhouse and Warton, and maximising the vast economic potential of onshore oil and gas production should appropriate permissions be granted.

Core challenges must be addressed if Blackpool and the Fylde is to deliver and maximise the value of future growth. Infrastructure investment must be secured to deliver key sites, aspiration and skills levels must be raised to equip our residents to take new jobs, and educational attainment must improve at secondary level in particular. Crucially, we must also provide the homes and living offer to capture growth and retain talent; this will mean both new homes and intervention in areas of acute failure that currently undermine growth and fuel negative perceptions.





What We Want to Achieve and How

The overarching objective for Blackpool, Fylde and Wyre Economic Development Company is simple. We want to deliver **inclusive economic growth and prosperity**, and in doing this, close our performance gap with national averages and **drive improvement in the quality of life and health of our people and businesses, now and into the future**.

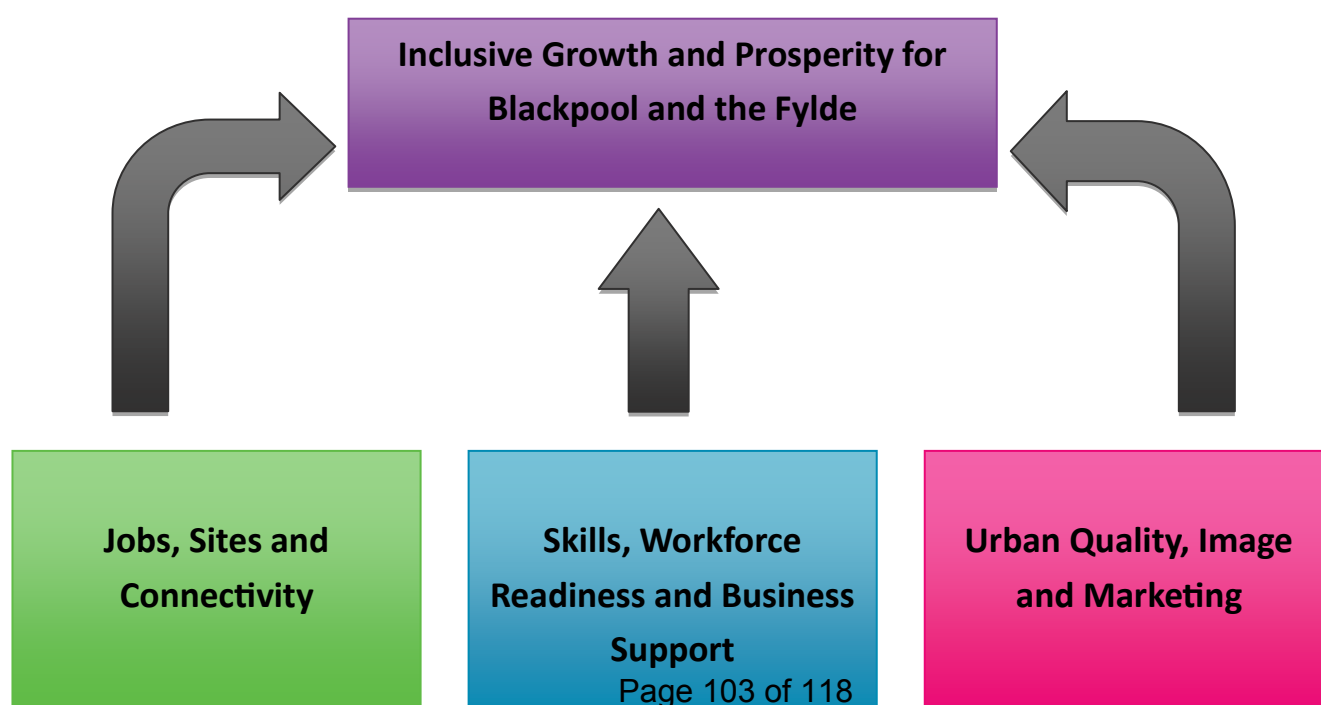
Inclusive growth and prosperity means creating jobs and bringing investment; crucially however, it also means ensuring that the **benefits of jobs and investment are felt, first and foremost, by the residents and businesses of Blackpool and the Fylde itself**.

We will deliver our overarching objective for inclusive growth and prosperity via three mutually reinforcing priority action areas:

Action Area 1: Jobs, Sites and Connectivity, focuses on those actions and projects that will act as the catalyst in enabling job creation and growth in our existing and future key economic sectors.

Action Area 2: Skills, Workforce Readiness and Business Support, focuses on those actions and projects that will equip residents and business to take advantage of new opportunities as they are generated.

Action Area 3: Urban Quality, Image and Marketing, focuses on the essential interventions required to ensure we develop a living offer that supports growth and the retention of talent, as well as tackling entrenched disadvantage and negative perceptions.



Priority Action Area 1: Jobs, Sites and Connectivity



This priority action area focuses on those actions and projects that will act as the primary catalysts for enabling job creation and growth in our existing and future key economic sectors. At its heart, the focus here is on bringing forward the sites and infrastructure required to deliver the greatest economic opportunity and return. Central to this are a number of new and existing Enterprise Zones (EZs). Blackpool and the Fylde will soon be home to three EZs – Blackpool Airport, Hillhouse and Warton – presenting a once in a generation opportunity to unleash potential, drive job creation and investment in our advanced manufacturing/materials and energy sectors in particular. Infrastructure improvements are essential in order to deliver this opportunity, especially planned and further investment in the A585 from J3 M55 to Fleetwood.

Sites and connectivity are also essential in driving jobs and growth in the visitor and cultural economy and the development of the professional services sector. Key priorities here include the delivery of a major new development at the Central Leisure Quarter site in Blackpool. We must also work to ensure we create the right conditions for retention and development of civil service departments and the professional services sector. To this end we are engaging with government about becoming a civil service hub, and prioritising the completion of the Central Business District at Talbot Gateway and the tramway extension from the promenade to Blackpool North Station.

Headline Partner Priorities and Projects for Action Area 1, 2015-2020:

- Commence delivery of Blackpool Airport and Hillhouse Enterprise Zones, to include recruitment of delivery teams, site masterplanning, and the initiation of business rate and capital allowance relief
- Delivery of A585 Skippool to Windy Harbour Bypass, and make the case for further A585 investment and improvements to access to the port of Fleetwood
- Develop a nationally significant cluster of energy businesses anchored at Blackpool Airport Enterprise Zone, using on-shore gas and oil production as a catalyst for growth should relevant permissions acquire approval
- Work to ensure Blackpool and the Fylde remain a centre of significant government employment by becoming a defined civil service hub
- Delivery of a 21st Century conference and hotel offer anchored at the Winter Gardens, Blackpool.
- Devise and implement a delivery strategy for the Central Leisure Quarter site adjacent to Blackpool town centre
- Completion of Talbot Gateway and delivery of the tram extension from the promenade to Blackpool North station
- Support the continued growth of the strategic development location around Junction 5 of the M55; in particular the Wyndyke Healthy New Town, Whitehills Business Park growth and the delivery of the St Annes M55 link road



Priority Action Area 2: Skills, Workforce Readiness and Business Support

We want the people and businesses of Blackpool and the Fylde to be the primary beneficiaries of new jobs and economic growth. For this to happen, we must significantly improve the skills of our residents, as well as working with those with complex needs to return to the labour market. We must also engineer the right kinds of support to foster new business creation and development.

As it stands, the skills levels of our residents lag significantly behind both county and national averages; as does our rates of business formation. We will reverse these trends by expanding appropriate degree level provision and creating new centres to deliver the skills required for our existing and new key growth sectors. For example, Blackpool and The Fylde College have established a new Energy HQ at Blackpool Airport Enterprise Zone, and will lead delivery of an expanded HE offer. We will also continue to develop innovative ways of tackling complex needs and returning people to the labour market. For example, local partners will deliver a ground breaking pilot scheme to return individuals with mental health needs into employment.

We want to make the Fylde Coast the best place in the UK to start and grow a business. We will blend excellent local insight, infrastructure, contacts, networks and knowledge to provide an exceptional base environment for all businesses – those growing or locating into the area (the Enterprise Zones will lead on this), as well as new and young businesses. We will offer business start-up support and aftercare which assists businesses to achieve their potential, meeting the needs of high growth businesses and those who seek self-employment.

Typically Fylde Coast businesses use less publicly funded business support than other businesses in Lancashire. We will develop long term relationships with growing and relocating businesses, helping them to implement their growth plans and ambitions using national (eg UKTI), regional (eg Access to Finance) and local (eg BOOST) funded support where appropriate. We will develop suitable services where none exist (typically in Visitor Economy and retail sectors), and seek to enhance provision where possible. We will build on existing links to private sector support to facilitate a vibrant business support infrastructure.

Headline Partner Priorities and Projects for Action Area 2, 2015-2020:

- Plan and begin delivery of an expanded Higher and Technical and Professional Education offer anchored in central Blackpool, led by Blackpool and The Fylde College
- Support Lancashire Energy College HQ at Blackpool Airport Enterprise Zone
- Deliver Blackpool Mental Health and Employability trailblazer pilot programme, and bid for resource to fund additional schemes to return individuals with complex needs to the labour market
- Challenge low aspiration and 11-16 educational attainment, in particular Key Stage 3 and 4 in Blackpool, and support the Multi Academy Trusts in the delivery of improvement
- Develop support packages for businesses locating in the Enterprise Zones
- Develop support packages for key sectors excluded from the BOOST service
- Introduce comprehensive, universal start-up support service able to meet the needs of non-Boost eligible high growth businesses and those seeking self-employment.



Priority Action Area 3: Urban Quality, Image and Marketing

Blackpool and the Fylde is already in possession of many outstanding places to live. However, we must grow and radically improve our living offer if we are to ensure that jobs and economic growth stick, and failing areas do not hold us back. We need to deliver new homes in the right places, and local authority partners are committed to working together to achieve this through the Local Plan process. Furthermore, we must radically intervene to tackle chronic housing market failure in inner Blackpool, where an acute structural imbalance is supporting accelerating levels of socioeconomic deprivation, choking off the recovery of the resort, and fuelling negative perceptions of the entire area. Blackpool Council is setting up a new housing company to kick-start a process of direct intervention in these failing areas and is opening a direct dialogue with the government about the changes we need to welfare policy to create the wider conditions for housing investment.

As well as housing improvement, we must also continue to invest in Blackpool town centre. Blackpool town centre is the urban heart of our geography but it does not serve the Fylde as it could and should. It has the highest rate of retail leakage of any UK primary urban area, and its image undermines our wider offer. With partners we will deliver planned improvements to the Blackpool town centre and produce a fresh spatial strategy assisting delivery of new catalytic projects such as Central Leisure Quarter, new developments to further stimulate the cultural economy, and expanded HE provision.

Headline Partner Priorities and Projects for Action Area 3, 2015-2020:

- Complete new Local Plans for Blackpool, Fylde and Wyre to include co-operation in the identification of 5 year housing supplies in each local authority area
- Establish a new Housing Company with £26m of public investment to begin process of structural change in inner Blackpool
- Acquire ability to vary housing benefit payments in inner Blackpool via agreement between Lancashire Combined Authority and Government
- Create a revised spatial strategy for Blackpool Town Centre to include provision for key projects including delivery of Green Corridors, the Central Leisure Quarter site, an expanded Higher Education offer, Hounds Hills expansion, a new cultural quarter and tram extension to Blackpool North station
- Ensure delivery of the electrification of train line from Blackpool North station to Preston, including significant connectivity improvements at Kirkham and Wesham
- Maximise the economic benefits and public realm improvements identified in the Fylde Coastal Strategy using the £20m Replacement Coastal Sea Defences as a catalyst for further development and investment including Fairhaven Lake and the Island Site
- Work with Lancashire LEP, Marketing Lancashire and UKTI to encourage inward investment and respond positively to inward investment enquiries. As part of this, establish a single protocol and system to handle inward investment enquiries across the Fylde Coast



Governance & Delivery

Delivery of this Framework for Inclusive Growth and Prosperity will be overseen by the Board of Blackpool, Fylde and Wyre Economic Development Company (EDC). The Board of the EDC is made up of key public and private representatives from across the sub-region, to include Local Authority Chief Executives, the Principal of Blackpool and The Fylde College, and local business leaders.

In addition to oversight of the strategy, the Board of the EDC will act as the Programme Board for Blackpool Airport and Hillhouse Enterprise Zones, working with the Local Enterprise Partnership as appropriate in the development and delivery of these key sites and other projects.

Lead Board Members and Lead Senior Officers have been identified in order to assist the Board in developing an effective work programme, and in delivering effective oversight and accountability. Lead Board Members and Lead Officers have been allocated to each of the three EDC Priority Action Areas, as set out below.

| | Priority Action Area 1: Jobs, Sites and Connectivity | Priority Action Area 2: Skills, Workforce Readiness and Business Support | Priority Action Area 3: Urban Quality, Image and Marketing |
|------------------------------------|-----------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|
| Lead Board Member | Alan Cavill Director of Place, Blackpool Council | Bev Robinson Principal and CEO, Blackpool and The Fylde College | Neil Jack Chief Executive, Blackpool Council |
| Lead Senior Officer | Rob Green Head of Enterprise and Investment, Blackpool, Fylde and Wyre EDC | Peter Legg Head of Economic Development, Blackpool Council | Antony Lockley Strategic Head of Development, Blackpool Council |

Contact Us

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FY Creatives,
154-158 Church Street,
Blackpool,
FY1 3PS



INFORMATION ITEM



| REPORT OF | MEETING | DATE | ITEM NO |
|------------------------------------------------------------------------------------------------------|----------------------------------|--------------|---------|
| RESOURCES DIRECTORATE | DEVELOPMENT MANAGEMENT COMMITTEE | 15 JUNE 2016 | 8 |
| CAPITAL PROGRAMME MONITORING REPORT 2015/16 – OUTTURN POSITION 31st MARCH 2016 | | | |

PUBLIC ITEM

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

SUMMARY OF INFORMATION

This report sets out details of expenditure on schemes within the Council's approved capital programme for the financial year 2015/16.

SOURCE OF INFORMATION

The report is based upon information on capital programme expenditure on a scheme by scheme basis extracted from the Council's financial ledger system for the period to 31st March 2016.

LINK TO INFORMATION

See Appendix A

WHY IS THIS INFORMATION BEING GIVEN TO THE COMMITTEE?

The purpose of this report is to provide an update of the Council's approved Capital Programme as at the financial year-end, 31st March 2016. The Committee is directed to take particular note of those schemes which are under the Committee's remit.




Further information on the financial outturn position for 2015/16 will be contained within the MTFS Outturn Report to the Finance and Democracy Committee in June 2016.





FURTHER INFORMATION





Contact Paul O'Donoghue (Chief Financial Officer)




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








CAPITAL OUTTURN 2015/16




| | | |
|-------------|-----------------------------------------------------------------------------------|--------------------------------------------|
| KEY: |  | SCHEME DELIVERED TO BUDGET DURING THE YEAR |
| |  | SCHEME UNDERSPENT AGAINST BUDGET |
| |  | SCHEME OVERSPENT AGAINST BUDGET |


| APPROVED SCHEMES | Financing Source | Latest Budget 2015/16 £000 | Actual Outturn £000 | Variance £000 | Variance | See key | Slippage Requested £000 | Comments |
|----------------------------------------------------------|-----------------------------------------------------------------------------------------|----------------------------|---------------------|---------------|------------|-------------------------------------------------------------------------------------|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| FINANCE & DEMOCRACY COMMITTEE CAPITAL SCHEMES | | | | | | | | |
| Accommodation Project - Phase 3 - East Wing Inc. Lift | Proceeds from the sale of surplus Council Assets, and the Accommodation Project Reserve | 547 | 513 | 34 | Underspent |  | 34 | The commencement of Phase 3 of the Accommodation Project was approved by the Finance and Democracy Committee in August 2015 and has mostly been completed in 2015/16. These works relate to the remodelling of the east wing of the Town Hall and the provision of a lift to all floors. The Finance and Democracy Committee in February 2016 approved the award of the contract to deliver Phases 4 and 5 of the project relating to the provision of a link bridge between the Town Hall and the Chasely building and the remodelling of part of the ground floor of the Town Hall to create a 'One Stop Shop' for customers/residents. These two phases will mostly be delivered in 2016/17 though there are some minor initial costs for preparatory works, amounting to £15k, that fall in 2015/16. Slippage is requested in respect of residual costs relating to Phase 3 of the project, along with a re-phasing of those costs for Phase 4 of the scheme which fall in 2015/16. |
| Accommodation Project - Phase 4 - Chasely Link Bridge | | 0 | 15 | -15 | Overspent |  | -15 | |
| Accommodation Project - Phase 5 - One Stop Shop | | 0 | 0 | 0 | On target |  | 0 | |
| Compliance with INSPIRE Directive | Specific Government Grant (INSPIRE) | 7 | 7 | 0 | On target |  | 0 | The INSPIRE directive places a legal obligation on public authorities which hold geographical data regarding the environment within their locality. The scheme was completed within the approved budget in 2015/16. |
| Sub total | | 554 | 535 | 19 | | | 19 | |




| | | | | | | | | |
|---------------------------------------------------------|---------------------------------------------------------------------------|------------|------------|------------|------------|---------------------------------------------------------------------------------------|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| OPERATIONAL MANAGEMENT COMMITTEE CAPITAL SCHEMES | | | | | | | | |
| Replacement Vehicles | Capital Investment Reserve / Borrowing | 548 | 488 | 60 | Underspent |  | 60 | An operational vehicle, which was being fitted to a bespoke specification, was not delivered to the Council by the year-end. Slippage is requested in this regard and the vehicle is now expected to be received in the early part of the financial year 2016/17. |
| Car Park Improvements | No external finance - funded by borrowing/general asset disposal receipts | 30 | 30 | 0 | On target |  | 0 | Eight new Pay & Display meters have been purchased and installed. The scheme has been completed within the approved budget in 2015/16. |
| Fylde Headlands Preliminary Work | Specific Government Grant (Environment Agency) | 86 | 48 | 38 | Underspent |  | 38 | The Project Appraisal Report has been submitted for approval by the Environment Agency Large Projects Review Group on 6th August 2015. Further work will be required during 2016/17 to continue to meet Environment Agency requirements for schemes of this scale and nature. Slippage in the sum of £38k is now requested for 2016/17. |
| Repair & Renewal - Flood Defences | Specific Government Grant (Environment Agency) | 50 | 17 | 33 | Underspent |  | 33 | The Repair & Renew Flood Resilience scheme has been extended with 4 claims been approved. Further claims may follow. Slippage is requested for any further flood claims for storms Desmond and Eva for which funding was made available from the government. |
| Sub total | | 714 | 583 | 131 | | | 131 | |








| | | |
|------|-----------------------------------------------------------------------------------|--------------------------------------------|
| KEY: |  | SCHEME DELIVERED TO BUDGET DURING THE YEAR |
| |  | SCHEME UNDERSPENT AGAINST BUDGET |
| |  | SCHEME OVERSPENT AGAINST BUDGET |




| APPROVED SCHEMES | Financing Source | Latest Budget 2015/16 £000 | Actual Outturn £000 | Variance £000 | Variance | See key | Slippage Requested £000 | Comments |
|------------------------------------------------------------------------|---------------------------------------------------------------------------|----------------------------|---------------------|---------------|------------|---------------------------------------------------------------------------------------|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| TOURISM & LEISURE COMMITTEE CAPITAL SCHEMES | | | | | | | | |
| Ashton Gardens Depot | Proceeds from the sale of surplus Council Assets | 0 | 0 | 0 | Re-phased | | 0 | The scheme is currently on hold pending the disposal of the Public offices site (the works will need to be completed prior to that disposal). The scheme has been re-phased into 2016/17 as the the disposal of that site has now yet taken place. |
| Snowdon Road Depot | Capital Investment Reserve | 320 | 320 | 0 | On target |  | 0 | This scheme has been completed within the approved budget in 2015/16. |
| Hope Street Pavilion Refurbishment - Phase 2 | Capital Investment Reserve/ External Donations | 153 | 151 | 2 | Underspent |  | 0 | This scheme has been completed within the approved budget in 2015/16 with a minor underspend. |
| St Annes Pool | No external finance - funded by borrowing/general asset disposal receipts | 0 | 0 | 0 | Re-phased | | 0 | This represents the balance of the maintenance scheme resource which will be retained and drawn upon when required. The scheme has been re-phased into 2016/17. |
| St Annes Pool - External Works | Capital Investment Reserve/ Arts Council Grant | 0 | 0 | 0 | Re-phased | | 0 | A scheme has been proposed which will be designed in-house subject to the delivery of other priority projects. Once designed there will need to be consultation with stakeholders and then dialogue with the Arts Council over match funding. This scheme has been re-phased into 2016/17. |
| Fairhaven Lake & Promenade Gardens - First round | Capital Investment Reserve | 0 | 0 | 0 | Re-phased | | 0 | This scheme represented the match funding for the development of the Heritage Lottery Development Bid. Given that the first round bid was unsuccessful a report was presented in September 2015 to the Tourism & Leisure Committee outlining how the Fairhaven Masterplan can be delivered in the future. This scheme has been re-phased into 2016/17. |
| Park View Playing Field - Sand & Water Play Facility | Specific Government Grant (Coastal Communities) | 272 | 272 | 0 | On target |  | 0 | This scheme has been completed within the approved budget in 2015/16. |
| Community Parks Improvement Programme - Frobisher Drive Play Equipment | S106 Developer Contributions | 34 | 33 | 1 | Underspent |  | 0 | This scheme has been completed within the approved budget in 2015/16 with a minor underspend. |
| Replacement Boats Fairhaven | Capital Investment Reserve | 55 | 55 | 0 | On target |  | 0 | This scheme has been completed within the approved budget in 2015/16. |
| Promenade Footways | Capital Investment Reserve / General Asset Sale Receipts | 0 | 0 | 0 | On target |  | 0 | Funding for this scheme has been amalgamated into the Fairhaven Footways Improvements project below. |
| Fairhaven Footway Improvements | Capital Investment Reserve / General Asset Sale Receipts | 55 | 48 | 7 | Underspent |  | 7 | The works in relation to this scheme have been designed and tendered. A report was presented in September 2015 to the Tourism and Leisure Committee seeking approval to the commencement of the scheme. The majority of the works have been completed. Slippage in the sum of £7k is requested for 2016/17 in relation to residual promenade footways works that will be completed early in the financial year 2016/17. |





| | | |
|------|-----------------------------------------------------------------------------------|--------------------------------------------|
| KEY: |  | SCHEME DELIVERED TO BUDGET DURING THE YEAR |
| |  | SCHEME UNDERSPENT AGAINST BUDGET |
| |  | SCHEME OVERSPENT AGAINST BUDGET |

| APPROVED SCHEMES | Financing Source | Latest Budget 2015/16 £000 | Actual Outturn £000 | Variance £000 | | | Slippage Requested £000 | Comments |
|----------------------------------------------------------------|--------------------------------------------------|----------------------------|---------------------|---------------|------------|-------------------------------------------------------------------------------------|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| TOURISM & LEISURE COMMITTEE CAPITAL SCHEMES (CONT) | | | | | | | | |
| Lowther Pavilion Roof | Capital Investment Reserve | 8 | 5 | 3 | Underspent |  | 3 | This funding represents the resource required to undertake the preparatory works for the substantive scheme programmed for 2016/17. Surveys are underway to inform a design and specification for partial re-roof. Dialogue is also taking place with the Lowther Trust over their refurbishment requirements and further development ambitions. Minor slippage in the sum of £3k is now requested for 2016/17. |
| Fairhaven Toddlers Play Area | Capital Investment Reserve | 67 | 67 | 0 | On target |  | 0 | This scheme has been completed within the approved budget in 2015/16. |
| Sand Dunes re-modelling at North Beach Car Park / Summerfields | Capital Investment Reserve | 5 | 3 | 2 | Underspent |  | 2 | Surveys were completed in October 2015. The design works have also been commissioned. The scheme will require stakeholder engagement and the necessary approvals prior to commencement. A detailed proposal is currently being worked in consultation with Councillors and Residents. Minor slippage in the sum of £2k is now requested for 2016/17. |
| Freckleton Memorial Park | Capital Investment Reserve | 0 | 0 | 0 | Re-phased | | 0 | This scheme is phased over two years. In addition to the Council's contribution a further £80k of external funding has been secured. Furthermore the outcome of two more external bid submissions in the total sum of £50k is awaited. The outcome of those bids is anticipated for December 2015. The outcome of those bid submissions will determine the extent of the scheme. The scheme has been re-phased into 2016/17. |
| Lytham Hall | Specific Government Grant (Coastal Revival Fund) | 47 | 47 | 0 | On target |  | 0 | During 2015/16 the Council acted as the accountable body for a refurbishment scheme at Lytham Hall (part of a wider redevelopment initiative for the building) which was funded by a specific central government grant. The grant was passed to the Trustees of Lytham Hall, the Council having satisfied itself that all grant conditions had been met. |
| Sub total | | 1,016 | 1,001 | 15 | | | 12 | |

| | | |
|------|-----------------------------------------------------------------------------------|--------------------------------------------|
| KEY: |  | SCHEME DELIVERED TO BUDGET DURING THE YEAR |
| |  | SCHEME UNDERSPENT AGAINST BUDGET |
| |  | SCHEME OVERSPENT AGAINST BUDGET |

| APPROVED SCHEMES | Financing Source | Updated Budget 2015/16 £000 | Actual Outturn £000 | Variance £000 | | | Slippage £000 | Comments |
|----------------------------------------------------|-------------------------------------------------------------------------------|--------------------------------|------------------------|------------------|------------|---------------------------------------------------------------------------------------|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ENVIRONMENT, HEALTH & HOUSING COMMITTEE | | | | | | | | |
| Disabled Facilities Grants Programme | Specific Grant (Better Care Fund) / External Contributions / Grant repayments | 617 | 571 | 46 | Underspent |  | 46 | The budget for this scheme has been adjusted to reflect the slippage as approved by the Finance and Democracy Committee of 22nd June 2015, increased grant allocation, recycled grant repayments and a further contribution of £40k from New Fylde Housing in 2015/16. Slippage is requested in the sum of £46k, largely in respect of Disabled Facilities Grant works that has been approved but not yet completed and therefore cannot be paid for. |
| 93 St Albans Road - Compulsory Purchase Order | S106 Developer Contributions | 105 | 0 | 105 | Underspent |  | 105 | The planned Compulsory Purchase Order (CPO) of this property has experienced delays and has not been completed during 2015/16. Slippage is requested to provide funding for the CPO in 2016/17. |
| Rapid Deployment CCTV Replacement Projects | Specific Grant (LSP Performance Reward Grant) | 82 | 44 | 38 | Underspent |  | 38 | In March 2015 the Cabinet approved that the balance of this funding will be used for the repair and replacement of CCTV cameras as and when required and that the monies may not all be required in 2015/16. As this has proven to be the case, slippage is now requested in respect of the unspent balance of £38k. |
| Infant Memorial Garden - Phase 2 | Capital Investment Reserve / NHS & Other donations | 15 | 17 | -2 | Overspent |  | 0 | This scheme has now been completed in 2015/16 with a minor overspend. |
| Cemetery and Crematorium - Infrastructure Works | Capital Investment Reserve | 6 | 6 | 0 | On target |  | 0 | This part of the scheme is for the initial design phase of the of the substantial burial ground extension works programmed for 2017/18. The design work has been undertaken within the approved budget. |
| Cemetery / Crematorium Pumping Station | Capital Investment Reserve | 4 | 4 | 0 | On target |  | 0 | This scheme has been completed within the approved budget in 2015/16. |
| New memorial garden - Lytham Park Cemetery | Capital Investment Reserve | 8 | 8 | 0 | On target |  | 0 | This scheme has been completed within the approved budget in 2015/16. |
| Sub total | | 837 | 650 | 187 | | | 189 | |

| | | |
|------|-----------------------------------------------------------------------------------|--------------------------------------------|
| KEY: |  | SCHEME DELIVERED TO BUDGET DURING THE YEAR |
| |  | SCHEME UNDERSPENT AGAINST BUDGET |
| |  | SCHEME OVERSPENT AGAINST BUDGET |

| APPROVED SCHEMES | Financing Source | Updated Budget 2015/16 £000 | Actual Outturn £000 | Variance £000 | | | Slippage £000 | Comments |
|----------------------------------------------------------|-----------------------------------------------------------|-----------------------------|---------------------|---------------|------------|-------------------------------------------------------------------------------------|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DEVELOPMENT MANAGEMENT COMMITTEE | | | | | | | | |
| Kirkham Regeneration Scheme - Town Centre Phase 4 | Capital Investment Reserve | 50 | 50 | 0 | On target |  | 0 | This scheme has been completed within the approved budget in 2015/16. |
| Woodlands Road Regeneration Scheme - Town Centre Phase 3 | Capital Investment Reserve / S106 Developer Contributions | 89 | 70 | 19 | Underspent |  | 19 | A report was presented to Development Management Committee in November 2015 approving commencement of the works. The scheme is almost complete. Slippage is requested for £19k in 2016/17 for the remaining works and the final account is expected to be finalised early in the financial year 2016/17 within budget. |
| Public Realm Regeneration - St Annes | S106 Developer Contributions | 80 | 80 | 0 | On target |  | 0 | This scheme has been completed within the approved budget in 2015/16. |
| St Annes Regeneration Schemes | S106 Developer Contributions | 0 | 0 | 0 | Re-phased | | 0 | This funding is earmarked for the next phase of St Annes Town Centre including St Annes Road South and The Crescent. A draft scheme will be prepared early 2016 for delivery during 2016/17. Consequently this scheme has been re-phased into 2016/17. |
| Lytham Regeneration Schemes | S106 Developer Contributions | 0 | 0 | 0 | Re-phased | | 0 | Section 106 monies have been received and design on the scheme will commence from April 2016 with implementation later in the financial year. This scheme has been re-phased into 2016/17. |
| Staining Regeneration Schemes | S106 Developer Contributions | 40 | 0 | 40 | Underspent |  | 40 | This project is subject to ongoing discussions with Staining Parish Council. Discussions have continued with the Parish Council and a scheme is being progressed. Slippage is requested to provide the resource for this scheme for 2016/17. |
| Sub total | | 259 | 200 | 59 | | | 59 | |
| Total Expenditure | | 3,380 | 2,969 | 411 | | | 410 | |

INFORMATION ITEM



| REPORT OF | | MEETING | DATE | ITEM NO |
|-------------------------------|--|----------------------------------|--------------|---------|
| OFFICE OF THE CHIEF EXECUTIVE | | DEVELOPMENT MANAGEMENT COMMITTEE | 15 JUNE 2016 | 9 |
| YEAR END PERFORMANCE 2015/16 | | | | |

PUBLIC ITEM

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

SUMMARY OF INFORMATION

The report provides details of the key performance outcomes for the financial yearend 2015/16. Performance is reported against the targets set for the year and commentary is provided by performance exception.

SOURCE OF INFORMATION

Environment, Health and Housing teams input data into the InPhase corporate online system from service based performance data.

LINK TO INFORMATION

www.fylde.gov.uk/performance - Full Corporate Performance Scorecard for Fylde Council

WHY IS THIS INFORMATION BEING GIVEN TO THE COMMITTEE?

The performance information is relevant to the committee terms of reference and the responsibility of the committee to monitor performance of the services within its remit.

FURTHER INFORMATION

Contact Alex Scrivens, Performance & Improvement Manager.

**Year End Commentary by Performance Exception for the
Development Management Committee**

*******PERFORMANCE BELOW TARGET*******

Commentary is provided to explain why performance is currently not on target, with details of any corrective action.

PM40: Number of affordable homes delivered (Gross) was 23, the target to date is 30, and last year's comparison figure was 30.

Capacity within the RSL sector and Government changes around rent restructuring has impacted on the financial capacity and confidence of the sector to take on new schemes. Fylde BC are working with RSL partners to widen out the partnership to encourage new RSLs to work within Fylde.

PM39: Net additional homes provided was 305, the target to date is 366, and last year's comparison figure was 208.

This indicator is not something we have direct control over. There have been a no. of large Housing Applications approved recently and most of these are currently under construction, we would expect to see more completions over the coming months.

*******PERFORMANCE ABOVE TARGET*******

Commentary is provided to explain why progress has exceeded target, with details of how this will be maintained.

PM37: Percentage of minor applications determined within 8 weeks was 73.9%, the target is 60%, and last year's comparison figure was 56.25%.

In this reporting year the planning team was fully staffed, and able to take advantage of IT and organisational improvements that have brought efficiencies in the processing of applications. In previous years the team had focused on achieving improved speed performance in determining major applications, but this focus has been widened to bring improved performance in handling all types of application. This performance will be maintained through continued investigation and incorporation of improved working practices with further measures to introduce electronic working planned.

PM38: Percentage of other applications determined within 8 weeks was 85, target was 80, and last year's comparison figure was 69.33.

The measures referred to in PM37 apply equally here.






PM151: Percentage of speed of decisions on major planning applications (over a 2 year period) was 75.2, target is 60, and last year's comparison figure was 74.17.

The planning team have been charged for several years with delivering high quality and timely decisions on major applications as a key performance indicator for central government. As such efforts have been concentrated on achieving that in recent years, with the introduction of a second Senior Development Officer critical in delivering that performance in this reporting period. This staffing structure and new working practises is now helping performance on all application types as seen from the other performance indicators here. Maintaining this will be a challenge in the current year due to the key role that Lancashire County Highway play in many of the major decisions and the severe staff cuts that it has suffered are having a dramatic impact on their speed of consultation response and so impact on the performance of the planning team. Nevertheless officers will continue to strive to achieve timely decisions through the management of this consultee wherever possible.



PM152: Percentage of quality of decisions on major planning applications (over a 2 year period) was 7.04, the target is 10, and last year's comparison figure was 29.11.

The previous year's performance was an anomaly due to an unusually high number of major appeal decisions relating to residential schemes, and in this year the trend has normalised as a number of those decisions are now outside of the reporting period. The progress on the Fylde Local Plan has also given developers greater certainty as to where development will be supported and so the number of inappropriately located applications has reduced. The continued progress of the Local Plan will help maintain this performance along with officer efforts to deliver high quality schemes for decision.

PERFORMANCE KEY ICON STATUS

| | |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | Over Performance – the indicator is over performing against target |
|  | On Track – the indicator is performing within tolerance of target. |
|  | Cautionary Under Performance – the indicator is moderately under performing. Whilst the indicator has slipped from target it maybe a minor blip overall or minor action will remedy it. |
|  | Under Performance – the indicator is under performing against target. |
|  | Missing Data – the indicator is missing data, this could be due to lag in data in the way the information is collated, or because its currently unavailable. |
| N/A | Not Applicable – no comparable data available. This could be due to the methodology being change or being a new measure created. |

PERFORMANCE SCORECARD APRIL 2015 TO MARCH 2016

| Development Management | | | | | | | | |
|-------------------------------------------------------------------------------------------------|-----------|---------------------|-----------------|-----------------|--------|-------------------------------------------------------------------------------------|--------------------|-------------|
| Local Key Performance Indicators | Frequency | Good Performance Is | APR 14 - MAR 15 | APR 15 - MAR 16 | Target | Status | Target for 2016/17 | Changes Log |
| PM40: Number of affordable homes delivered (Gross) | Quarterly | Bigger is Better | 55 | 23 | 30 |  | 30 | - |
| PM39: Net additional homes provided | Monthly | Bigger is Better | 208 | 305 | 366 |  | 370 | - |
| PM38: Percentage of other applications determined within 8 weeks | Quarterly | Bigger is Better | 69.33 | 85 | 80 |  | 80 | - |
| PM151: Percentage of speed of decisions on major planning applications (over a 2 year period) | Quarterly | Bigger is Better | 74.03 | 75.78 | 60 |  | 70 | - |
| PM37: Percentage of minor applications determined within 8 weeks | Quarterly | Bigger is Better | 55.96 | 77 | 60 |  | 60 | - |
| PM152: Percentage of quality of decisions on major planning applications (over a 2 year period) | Quarterly | Smaller is Better | 29.11 | 7.04 | 10 |  | 10 | - |