

## **Appendix 4**

### **Revised Local Plan Policy DLF1**



# **Policy DLF1**

## **Development Locations for Fylde**

The Local Plan will promote the delivery of sustainable development to provide a minimum of **7,768** new homes along with a minimum of **60.6 Ha** (gross requirement) of employment land over the plan period to 31 March 2032.

### **Locations for Development**

#### **Strategic Locations for Development**

The Local Plan Development Strategy is to direct the majority of future growth to the most accessible and sustainable locations specifically centred around four Strategic Locations for Development.

The four Strategic Locations are:

- **Lytham and St Annes;**
- **Fylde-Blackpool Periphery;**
- **Warton;** and
- **Kirkham and Wesham.**

Development of the Strategic Sites at these Strategic Locations is key to ensuring that the Development Strategy is achieved.

#### **Non-strategic Locations for Development**

The Non-strategic Locations comprise the Local Service Centre of Freckleton, the Tier 1 Larger Rural Settlements and the Tier 2 Smaller Rural Settlements.

### **Broad Distribution of Development**

#### **Strategic Locations**

Development will occur on allocated sites to provide the broad distribution of development as follows:

<b>Strategic Location</b>	<b>Minimum number of homes provided on allocated sites</b>	<b>Approximate proportion of total housing supply provided by allocated sites in these locations</b>
Lytham and St Annes	1993	23%
Fylde-Blackpool Periphery	2422	27%
Warton	1330	15%
Kirkham and Wesham	1332	15%

### **Non-strategic Locations**

Sites of 10 or more dwellings comprising a minimum of 787 homes (approximately 9% of all homes) will be located at Non-strategic Locations.

### **Windfalls**

Small housing sites (amounting to between 1 and 9 homes) are not allocated; they can occur throughout the borough where compliant with the other policies of the plan. Small sites are provided for through a windfall allowance of 40 homes per annum in years 11 to 21 of the plan. The delivery of small sites that are already committed is included within the Housing Trajectory (Appendix 2): this provides for the delivery of small sites up to year 10 of the plan. Small committed sites and windfalls yet to come will provide at least 1007 homes within the plan period (approximately 11% of the total housing supply). There may also be some larger windfall sites that will contribute to this figure.

### **Development Sites**

Strategic development sites (amounting to 100 or more homes) are set out in Policies SL1 to SL5 and in the Housing Trajectory (Appendix 2), prefixed by the letters **HSS** (for housing) or **MUS** (for mixed-use).

Non-strategic housing sites (amounting to between 10 and 99 homes) are set out in Policies SL1 to SL5 and in the Housing Trajectory (Appendix 2), prefixed by the letters **HS**.

Small housing sites (amounting to between 1 and 9 homes) are not allocated within the plan.

### **Existing Land Uses**

Development will not be permitted which would prevent or undermine the operation of existing land uses outside the application site, including hazardous installations and the ethylene pipeline and Mineral Safeguarding Areas, or prejudice airport safety at Blackpool Airport or at Warton Aerodrome.

Development will contribute towards sustainable growth, the continuation and creation of sustainable communities, by their locations and accessibility and through the sustainable use of resources and construction materials.