

# RURAL PROOFING ASSESSMENT

OF POLICIES IN THE FYLDE LOCAL PLAN TO 2032

FYLDE BOROUGH COUNCIL  
2015



## Contact Information

Planning Policy Department  
Fylde Borough Council  
Town Hall  
Lytham St Annes  
Lancashire FY8 1LW

Tel: 01253 658418

Email: [planningpolicy@fylde.gov.uk](mailto:planningpolicy@fylde.gov.uk)

Website:

[www.fylde.gov.uk/localplan/](http://www.fylde.gov.uk/localplan/)

Fylde Forum: [www.fyldeforum.co.uk](http://www.fyldeforum.co.uk)

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

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## 1. Rural Proofing Assessment of Policies in the Fylde Local Plan to 2032

1.1 Rural proofing is a commitment by the Government to ensure local policies take account of rural circumstances and needs, which is integral to policy making. It requires policy makers to ensure that the needs and interests of rural people, communities and businesses are properly considered in the development and implementation of all policies and programmes. Rural proofing takes on extra significance in Fylde, as a large proportion of the borough consists of rural areas.

1.2 As policies are developed, policy makers should:

- Consider whether their policy is likely to have a different impact in rural areas, because of particular circumstances or needs
- Make proper assessment of those impacts, if they are likely to be significant; and
- Adjust the policy where appropriate, with solutions to meet rural needs and circumstances

1.3 Rural proofing applies to all policies, programmes and initiatives as well as to both the design and delivery stages. There can be many challenges and barriers for people and communities in the rural areas, for their businesses, the services they receive and their quality of life. The Government is committed to making rural proofing a reality at both national and local levels. The Commission for Rural Communities (CRC) has published 'Rural Proofing Guidance' to help policy makers to minimise these challenges. In May 2009, it published a revised Rural Proofing Toolkit to help ensure that policies take account of rural circumstances and needs. The toolkit is designed to be used in conjunction with policy development processes like the Local Plan, alongside other appraisal systems, including Sustainable Action Plans and formal Impact Assessment processes.

1.4 In July 2013 the Department for Environment, Food and Rural Affairs (Defra) published an updated version of the CRC's Rural Proofing Toolkit. While the updated guidance material is applicable at all levels of Government, it is targeted mainly at national-level policy-makers, not least because the Government has no formal remit in requiring local level public sector organisations to rural proof their own policies and services.

## 2. The Policy Development Process

2.1 The Rural Proofing Toolkit has been applied to all the policies contained in the draft Revised Preferred Option Fylde Local Plan to 2032. For each of the policies a "thinking rural" assessment has been made, which considers the following:

- What are the objectives of the proposed policy?
- What are its intended impacts or outcomes?
- Which areas, groups or organisations are supposed to benefit?
- What is the current situation and why is it not delivering the outcomes required?

2.2 The toolkit format invites policy makers to explore how to adjust policy options to produce the desired outcomes in rural areas or avoid/mitigate any undesirable impacts, especially where the impact in rural areas will be significantly different. This exercise may also highlight opportunities to maximise positive impacts in rural areas. It also establishes a

baseline for monitoring change so that it is possible to evaluate the impact the policy is having, using appropriate data collection, and assess what is, or isn't being achieved.

### 3. Rural Proofing Policy Development

3.1 The Rural Proofing Toolkit sets out 14 questions that can be used to determine whether initiatives (policies) are likely to encounter the challenges posed by rural circumstances. These questions are as follows:

1. Will the policy affect the availability of public and private services?
2. Will the policy rely on existing service outlets, such as schools, libraries and GP services?
3. Will the policy rely on the private sector or a public private partnership?
4. Will the cost of delivery be higher in rural areas where clients are more widely dispersed and economies of scale can be harder to achieve?
5. Will the policy rely on local institutions for delivery?
6. Will the policy affect travel needs or the ease/cost of travel?
7. Does the policy rely on infrastructure (e.g. broadband ICT, main roads, utilities) for delivery?
8. Will delivery of the policy be challenging at the 'edges' of administrative areas?
9. Is the policy dependent on new buildings or development sites?
10. Does the policy rely on communicating information to clients?
11. Will the policy impact on rural businesses, including the self-employed?
12. Will the policy affect land-based industries and, perhaps, rural economies and environments?
13. Will the policy affect people on low wages or in part-time or seasonal employment?
14. Will the policy target disadvantaged people or places?

3.2 Each policy was assessed by considering each of the questions in turn. For consistency, other than chapters referring to National Policy, The Development Strategy and Strategic Locations, each policy was assessed against each toolkit question but the results were collated under the relevant policy Chapter of the Local Plan and recorded in one template, under the 'Policies Assessment' contained in the Appendix. At the end of each policy chapter assessment there is a short summary, and this indicates whether the policies considered in their respected chapters has a positive impact (+), neutral impact (+/-) or a negative impact (-) on the rural areas.

### 4. Impact on Rural Areas

4.1 The majority of the proposed strategic housing, employment and mixed use sites consist of sustainable settlement extensions. Development of these sites will impact on countryside areas, including the loss of some agricultural land. The Strategic Housing Land Availability

Assessment (SHLAA) demonstrates that there is not enough land within the borough's settlements to meet the borough's housing requirement. Therefore, some sustainable settlement extensions will need to be considered for allocation. In accordance with Policy ENV1, these sites will be landscaped so that the quality of the landscape, in particular the views from the countryside, are protected.

4.2 Similarly, there is limited capacity within existing settlements for new employment development. The Employment Land and Premises Study (2012) indicates that the allocation of some employment sites adjacent to settlement boundaries will be necessary. The study considered sustainable locations for employment, having regard to accessibility, public transport, planning policy, environmental impact and viability. Again, sites on the edge of settlements will need to be landscaped to protect the views from surrounding areas.

4.3 In terms of protecting and enhancing the natural environment, development will need to protect and enhance features of nature conservation value, such as field ponds, hedgerows and trees, or if their loss is unavoidable, seek to replace such features. Again, this is in accordance with Policies ENV1 and ENV2.

4.4 Policy EC3 applies to all development proposals for employment opportunities. It applies to the development of employment land in the location referred to in Policy EC1 and elsewhere in the borough. Particular regard is to be had to how well an employment development can be integrated into its surroundings without causing unacceptable harm to its amenity. The SHLAA (updated 2015) and Employment Land and Premises Study (2012), both conclude that land outside existing settlement boundaries will need to be released to meet the borough's housing and employment land requirements, as well as some of Blackpool's employment requirement (i.e. 14Ha).

4.5 Paragraph 28 of the National Planning Policy framework (NPPF) states that local plans should support economic growth and expansion in the rural areas by taking a positive approach to sustainable new development. It goes on to say that local plans should promote the development and diversification of agricultural and other land based rural businesses. Sustainable agricultural diversification will be promoted as an important aspect of maintaining the rural economy. Rural businesses, tourism or recreational uses will also be encouraged.

## **5. Development within the Rural Settlements**

5.1 Based on the need to locate development within sustainable communities, a large proportion of new development is focussed on the Strategic Locations for Development. Whilst it is not sustainable to enable too much development within the rural areas, some development will benefit the rural areas by providing housing, improving transport services and by supporting the rural economy.

5.2 Sustainable development is at the heart of planning. Within Fylde, it has a role of reinforcing the distinction between urban and rural, protecting the natural environment, conserving and enhancing the historic environment and local character, supporting local agriculture and enabling the economic and social growth of the key settlements. It is important that communities of different scales are created and linked together by sustainable transport infrastructures. Policy S1 of the Revised Preferred Option separates the rural settlements into 2 tiers. Tier 1 relates to the larger rural villages of Elswick,

Newton, Staining and Wrea Green, and tier 2 relates to the smaller villages of Clifton, Singleton and Weeton. Within the rural areas, development will be restricted to these two tiers, except where development involves a like-for-like re-development of an existing property, the appropriate re-use of an existing building or minor infill development.

5.3 Development will be permitted within the limits of the rural settlement boundaries where it is consistent with other policies in the Local Plan.

## **6. Key findings from the Policy Assessments**

6.1 The majority of the policies in the Local Plan apply to both rural and urban areas. Such policies will generally have a larger impact on urban areas as more development is proposed in this area e.g. Policy T4 Parking Standards, which will be applied to new development across the borough.

6.2 Some policies will impact upon rural areas more significantly, e.g. Policies GD3, GD4 and GD5, which relate specifically to development in rural areas and have been designed to support existing services and provide new services and infrastructure. However, due to the lack of brownfield sites within the borough a considerable amount of greenfield land will be required to deliver a large proportion of the council's proposed development outside existing settlement boundaries. This will result in the loss of some agricultural land that could indirectly have a negative impact on rural employment. However, new development in rural villages will provide much needed market and affordable housing and new employment.

6.3 Policies ENV1 and ENV2 seek to mitigate impacts upon landscape and biodiversity through measures outlined in the policy.

# Appendix: Policy Assessments

## Chapter 5: National Policy

The National Planning Policy Framework (NPPF) came into effect in March 2012. All development within Fylde will be assessed against the framework, unless the Development Plan (including the Local Plan and relevant Neighbourhood Development Plan) sets out an exception.

- **Policy NP1: Presumption in favour of sustainable development**

Rural Proofing Question	Fylde Considerations
1. Will the policy affect the availability of public and private services?	The policy will support existing services and the provision of new services.
2. Will the policy rely on existing service outlets, such as schools, libraries and GP surgeries?	New services will be required in some areas to support additional development.
3. Will the policy rely on the private sector or a public / private partnership?	Yes, development partnerships with agents, developers, housing associations, land-owners and funding organisations.
4. Will the cost of delivery be higher in rural areas where clients are more dispersed and economies of scale can be harder to achieve?	Yes, especially as there are likely to be fewer/smaller sites available for new housing in rural areas, and this will affect economies of scale.
5. Will the policies rely on local institutions for delivery?	No
6. Will the policy affect travel needs or the ease / cost of travel?	On the one hand, new development in the rural areas will increase the amount of people travelling to other areas for certain services. On the other hand, new development in much of the rural area will support existing and new services and facilities in the villages, and could potentially support improved public transport services through increased demand.
7. Does the policy rely on infrastructure (e.g. broadband, ICT, main roads, utilities) for delivery?	New infrastructure will be required in some areas to support additional development.
8. Will the delivery of the policy be challenging at the edge of administrative areas?	No
9. Is the policy dependent on new buildings or development sites?	Yes. The Local Plan will allocate sites for sustainable development in the rural villages.
10. Does the policy rely on communicating information to	No



clients?	
11. Will the policy impact on rural businesses, including the self-employed?	New development will support appropriate investment in infrastructure that could benefit rural businesses.
12. Will the policy affect land-based industries and, perhaps, rural economies and environments?	New development will have a positive impact on rural economies, although the potential for new employment land at the rural villages is much smaller than at the urban areas.
13. Will the policy affect people on low wages or in part-time or seasonal employment?	No
14. Will the policy target disadvantaged people or places?	No
<b>Summary</b>	This policy takes a positive approach that reflects the presumption in favour of sustainable development. New development will support existing services and the provision of new services and infrastructure throughout the borough, including the rural areas. <b>Overall score: +</b>

## Chapter 6: The Development Strategy

Due to Fylde Borough Council's location, in particular its borders with Blackpool, Preston and Wyre, the role that these neighbouring areas play in providing accessible services to the population of Fylde has been taken into account through establishing a development strategy and setting out the settlement hierarchy. The following two policies from Chapter 6 of the draft Revised Preferred Option Fylde Local Plan to 2032 have been considered in line with the Rural Proofing toolkit.

- **Policy S1: The Proposed Settlement Hierarchy**
- **Policy DLF1: Development Locations for Fylde**

Rural Proofing Question	Fylde Considerations
1. Will the policy affect the availability of public and private services?	Yes the policies will support existing services and due to new development should enhance provision of new services within the rural areas.
2. Will the policy rely on existing service outlets, such as schools, libraries and GP surgeries?	Yes, however new services will be required in some areas to support additional development.
3. Will the policy rely on the private sector or a public / private partnership?	Yes, development partnerships with agents, developers, housing associations, land-owners and funding organisations.
4. Will the cost of delivery be higher in rural areas where clients are more dispersed and economies of scale can be harder to achieve?	Yes especially as there are likely to be fewer/smaller sites available for new housing in rural areas, and this will affect economies of scale.

5. Will the policies rely on local institutions for delivery?	No
6. Will the policy affect travel needs or the ease / cost of travel?	Yes and no. New development in the rural areas will increase the amount of people travelling to other areas for certain services. However, new development in much of the rural area will support existing and new services and facilities in the villages, and could potentially support improved public transport services through increased demand.
7. Does the policy rely on infrastructure (e.g. broadband, ICT, main roads, utilities) for delivery?	New infrastructure will be required in some areas to support additional development.
8. Will the delivery of the policy be challenging at the edge of administrative areas?	The Local Plan proposes some employment and mixed use development close to the boundary between Fylde and Blackpool, therefore delivery will require co-operation under the duty to co-operate.
9. Is the policy dependent on new buildings or development sites?	Yes, the Local Plan will allocate sites in and around rural villages. However, development will be restricted to the rural villages of Clifton, Elswick, Newton, Singleton, Staining, Weeton and Wrea Green.
10. Does the policy rely on communicating information to clients?	Yes, it is important that members of the public, developers and other stakeholders are aware of the settlement hierarchy and location of allocated sites.
11. Will the policy impact on rural businesses, including the self-employed?	Yes new development has the potential to support appropriate investment in infrastructure that could benefit rural businesses.
12. Will the policy affect land-based industries and, perhaps, rural economies and environments?	Yes, new development will have a positive impact on rural economies, although the potential for new employment land within rural areas and villages is likely to be much smaller than within, and adjacent to the urban areas.
13. Will the policy affect people on low wages or in part-time or seasonal employment?	No
14. Will the policy target disadvantaged people or places?	No
<b>Summary</b>	These policies in Chapter 6 of the draft Fylde Local Plan to 2032 set out the location for proposed new development both for strategic and non-strategic sites. New development will support existing services and the provision of new services and infrastructure throughout the borough, including rural areas. <b>Overall Score: +</b>

## Chapter 7: Strategic Locations for Development, Strategic Development Sites and Non-Strategic development Sites

Four strategic locations for development have been identified within the Revised Preferred Option Local Plan to 2032:

1. Lytham and St Annes
2. The Fylde-Blackpool Periphery
3. Warton

4. Kirkham and Wesham

These strategic development sites comprise of land for homes, employment, commercial and leisure uses. Development of these sites will help ensure that the plan's Development Strategy, vision and strategic objectives are achieved in order to accommodate the level of growth required within the lifetime of the Local Plan. Each policy in Chapter 7 has been considered on a one to one basis in line with the Rural Proofing toolkit.

• **Policy M1: Masterplanning the Strategic Locations for Development**

Rural Proofing Question	Fylde Considerations
1. Will the policy affect the availability of public and private services?	The policy will facilitate the improvement/provision of public transport/affordable housing and other services across the borough.
2. Will the policy rely on existing service outlets, such as schools, libraries and GP surgeries?	Yes the policy will rely on existing services, but will facilitate the improvement/provision of public transport and other services which will also benefit the surrounding rural areas.
3. Will the policy rely on the private sector or a public / private partnership?	Yes, development partnerships with agents, developers, housing associations, land-owners and funding organisations.
4. Will the cost of delivery be higher in rural areas where clients are more dispersed and economies of scale can be harder to achieve?	Potentially yes, especially as there are likely to be fewer/smaller sites available for new housing in rural areas, and this will affect economies of scale.
5. Will the policies rely on local institutions for delivery?	No
6. Will the policy affect travel needs or the ease / cost of travel?	Yes, this policy has the potential to facilitate the improvement/provision of public transport services in the rural areas.
7. Does the policy rely on infrastructure (e.g. broadband, ICT, main roads, utilities) for delivery?	New infrastructure will be required in some areas to support additional development.
8. Will the delivery of the policy be challenging at the edge of administrative areas?	The delivery of some development sites will require co-operation under the duty to co-operate.
9. Is the policy dependent on new buildings or development sites?	Yes, the Local Plan will allocate sites in and around rural villages.
10. Does the policy rely on communicating information to clients?	Yes, it is important that residents, developers and other stakeholders are aware of the strategic locations and requirements for master planning.
11. Will the policy impact on rural businesses, including the self-employed?	Yes new development will support rural businesses and the self-employed by providing new customers. However, the policy will also result in the loss of some agricultural land.
12. Will the policy affect land-based industries and, perhaps,	Yes and no, new development will have a positive impact on rural economies, although the potential for new employment land within rural

rural economies and environments?	areas and villages is likely to be much smaller than within the urban areas. The policy will however, result in the loss of some agricultural land.
13. Will the policy affect people on low wages or in part-time or seasoned employment?	Overall no, however, the policy will result in the loss of some agricultural land, and could therefore result in the loss of rural employment.
14. Will the policy target disadvantaged people or places?	No
<b>Summary</b>	This policy proposes a masterplan for the strategic locations for development across the borough, this includes development in the existing countryside, which will result in the loss of some agricultural land and as such has the potential to impact on associated employment. However, any new development will support the provision of new infrastructure and services for rural communities.  <b>Overall Score: +/-</b>

- **Policy SL1: Lytham and St Annes Strategic Location for Development**

Rural Proofing Question	Fylde Considerations
1. Will the policy affect the availability of public and private services?	The policy will facilitate the improvement/provision of public transport and other services in Lytham and St Annes.
2. Will the policy rely on existing service outlets, such as schools, libraries and GP surgeries?	The policy will rely on services in the urban areas of Lytham and St Annes, rather than rural services. The policy could facilitate the improvement/provision of public transport and other services, and these could also benefit the rural areas.
3. Will the policy rely on the private sector or a public / private partnership?	Yes, at the Lytham and St Annes strategic location.
4. Will the cost of delivery be higher in rural areas where clients are more dispersed and economies of scale can be harder to achieve?	No, as the policy is for the strategic location of Lytham and St Annes.
5. Will the policies rely on local institutions for delivery?	No, as the policy is for the strategic location of Lytham and St Annes.
6. Will the policy affect travel needs or the ease / cost of travel?	N/A
7. Does the policy rely on infrastructure (e.g. broadband, ICT, main roads, utilities) for delivery?	New infrastructure will be required to support additional development at Lytham and St Annes, and some of this infrastructure could benefit the rural areas, such as improved broad band and new roads.
8. Will the delivery of the policy be challenging at the edge of administrative areas?	No

9. Is the policy dependent on new buildings or development sites?	Yes, with the majority of development taking place on greenfield sites adjacent to St Annes.
10. Does the policy rely on communicating information to clients?	Yes, it is important that members of the public, developers and other stakeholders are aware of the strategic locations and requirements.
11. Will the policy impact on rural businesses, including the self-employed?	New development will support appropriate investment in infrastructure that could benefit rural businesses. However, the policy will also result in the loss of agricultural land.
12. Will the policy affect land-based industries and, perhaps, rural economies and environments?	The policy will result in the loss of some agricultural land.
13. Will the policy affect people on low wages or in part-time or seasonal employment?	The policy will result in the loss of some agricultural land, and could therefore result in the loss of rural employment.
14. Will the policy target disadvantaged people or places?	No
<b>Summary</b>	<p>This policy proposes development at the Lytham and St Annes strategic location. This includes development on greenfield sites, resulting in the loss of some agricultural land, and potentially the loss of associated employment. However, new development will support the provision of new infrastructure and services for Lytham St Annes.</p> <p><b>Overall score: +/-</b></p>

- **Policy SL2: The Fylde-Blackpool Periphery Strategic Location for Development**

Rural Proofing Question	Fylde Considerations
1. Will the policy affect the availability of public and private services?	The policy will facilitate the improvement of public transport services at the Fylde-Blackpool Periphery.
2. Will the policy rely on existing service outlets, such as schools, libraries and GP surgeries?	The policy will rely on services in the urban areas of St Annes and Blackpool, rather than rural services. The policy will facilitate the improvement/provision of public transport and other services, and these will also benefit the rural areas.
3. Will the policy rely on the private sector or a public / private partnership?	Yes, at the Fylde-Blackpool Periphery strategic location.
4. Will the cost of delivery be higher in rural areas where clients are more dispersed and economies of scale can be harder to achieve?	No, as the policy is for the Fylde-Blackpool Periphery strategic location.
5. Will the policies rely on local institutions for delivery?	No, as the policy is for the Fylde-Blackpool Periphery strategic location.

6. Will the policy affect travel needs or the ease / cost of travel?	N/A
7. Does the policy rely on infrastructure (e.g. broadband, ICT, main roads, utilities) for delivery?	New infrastructure will be required to support additional development at the Fylde-Blackpool Periphery, and some of this infrastructure could benefit the rural areas, such as improved broad band and new roads.
8. Will the delivery of the policy be challenging at the edge of administrative areas?	This policy proposes some employment and mixed use development at the boundary of Fylde and Blackpool, therefore delivery will require co-operation under the duty to co-operate.
9. Is the policy dependent on new buildings or development sites?	Yes, with the majority of development taking place on greenfield sites.
10. Does the policy rely on communicating information to clients?	Yes, it is important that potential developers and other stakeholders are aware of the strategic locations and requirements.
11. Will the policy impact on rural businesses, including the self-employed?	New development will support appropriate investment in infrastructure that could benefit rural businesses. However, the policy will also result in the loss of some agricultural land.
12. Will the policy affect land-based industries and, perhaps, rural economies and environments?	The policy will result in the loss of some agricultural land.
13. Will the policy affect people on low wages or in part-time or seasonal employment?	The policy will result in the loss of some agricultural land, and could therefore result in the loss of rural employment.
14. Will the policy target disadvantaged people or places?	No
<b>Summary</b>	<p>This policy proposes development at the Fylde-Blackpool Periphery strategic location. This includes development on greenfield sites, resulting in the loss of some agricultural land, and potentially the loss of associated employment. However, new development will support the provision of new infrastructure and services for rural communities.</p> <p><b>Overall score: +/-</b></p>

- **Policy SL3: Warton Strategic Location for Development**

Rural Proofing Question	Fylde Considerations
1. Will the policy affect the availability of public and private services?	The policy will facilitate the improvement/provision of public transport and other services in Warton.
2. Will the policy rely on existing service outlets, such as schools, libraries and GP surgeries?	The policy will rely on existing and new services in the urban area of Warton, rather than rural services. The policy will facilitate the improvement/provision of public transport and other services, and these will also benefit the rural areas.

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3. Will the policy rely on the private sector or a public / private partnership?	Yes, at the Warton strategic location.
4. Will the cost of delivery be higher in rural areas where clients are more dispersed and economies of scale can be harder to achieve?	No, as the policy is for the strategic location of Warton.
5. Will the policies rely on local institutions for delivery?	No, as the policy is for the strategic location of Warton.
6. Will the policy affect travel needs or the ease / cost of travel?	The policy will facilitate the improvement/provision of public transport and other services in Warton, which may benefit the surrounding rural area.
7. Does the policy rely on infrastructure (e.g. broadband, ICT, main roads, utilities) for delivery?	New infrastructure will be required to support additional development at Warton, and some of this infrastructure could benefit the rural areas, such as improved broad band and new roads.
8. Will the delivery of the policy be challenging at the edge of administrative areas?	No
9. Is the policy dependent on new buildings or development sites?	Yes, with the majority of development taking place on greenfield sites, adjacent the strategic location of Warton.
10. Does the policy rely on communicating information to clients?	Yes, it is important that members of the public and developers and other stakeholders are aware of the strategic locations and requirements.
11. Will the policy impact on rural businesses, including the self-employed?	New development will support appropriate investment in infrastructure that could benefit rural businesses. However, the policy will also result in the loss of some agricultural land.
12. Will the policy affect land-based industries and, perhaps, rural economies and environments?	The policy will result in the loss of some agricultural land.
13. Will the policy affect people on low wages or in part-time or seasonal employment?	The policy will result in the loss of some agricultural land, and could therefore result in the loss of rural employment.
14. Will the policy target disadvantaged people or places?	No
<b>Summary</b>	<p>This policy proposes development at the Warton strategic location. This includes development on greenfield sites, resulting in the loss of some agricultural land, and potentially the loss of associated employment. However, new development will support the provision of new infrastructure and services for adjacent rural communities.</p> <p><b>Overall score: +/-</b></p>

• **Policy SL4 Kirkham and Wesham Strategic Location for Development**

Rural Proofing Question	Fylde Considerations
1. Will the policy affect the availability of public and private services?	The policy will facilitate the improvement/provision of public transport and other services in Kirkham and Wesham.
2. Will the policy rely on existing service outlets, such as schools, libraries and GP surgeries?	The policy will rely on services in the urban area of Kirkham and Wesham, rather than rural services. The policy could facilitate the improvement/provision of public transport and other services, and these could also benefit the rural areas.
3. Will the policy rely on the private sector or a public / private partnership?	Yes, at the Kirkham and Wesham strategic location.
4. Will the cost of delivery be higher in rural areas where clients are more dispersed and economies of scale can be harder to achieve?	No, as the policy is for the strategic location of Kirkham and Wesham.
5. Will the policies rely on local institutions for delivery?	No, as the policy is for the strategic location of Kirkham and Wesham.
6. Will the policy affect travel needs or the ease / cost of travel?	The policy could facilitate the improvement/provision of public transport and other services, which benefits the adjacent rural areas.
7. Does the policy rely on infrastructure (e.g. broadband, ICT, main roads, utilities) for delivery?	New infrastructure will be required to support additional development at Kirkham and Wesham, and some of this infrastructure could benefit the rural areas, such as improved public transport services.
8. Will the delivery of the policy be challenging at the edge of administrative areas?	No
9. Is the policy dependent on new buildings or development sites?	Yes, with the majority of development taking place on greenfield sites at the strategic location of Kirkham and Wesham.
10. Does the policy rely on communicating information to clients?	Yes, it is important that members of the public, developers and other stakeholders are aware of the strategic locations and requirements.
11. Will the policy impact on rural businesses, including the self-employed?	New development will support appropriate investment in infrastructure at Kirkham and Wesham that could benefit rural businesses. However, the policy will also result in the loss of some agricultural land.
12. Will the policy affect land-based industries and, perhaps, rural economies and environments?	The policy will result in the loss of some agricultural land.
13. Will the policy affect people on low wages or in part-time or	The policy will result in the loss of some agricultural land, and could therefore result in the loss of rural employment.



seasoned employment?	
14. Will the policy target disadvantaged people or places?	No
<b>Summary</b>	<p>This policy proposes development at the Kirkham and Wesham strategic location. This includes development on greenfield sites, resulting in the loss of some agricultural land, and potentially the loss of associated employment. However, new development will support the provision of new infrastructure and services for rural communities.</p> <p><b>Overall score: +/-</b></p>

## Chapter 8: General Development Polices

Policies in Chapter 8 are general policies relating to development of strategic and non-strategic sites. The following policies have been considered, each on their own merit, but answers have been gathered under one template, in line with the Rural Proofing toolkit.

- **Policy GD1: Settlement Boundaries**
- **Policy GD2: Green Belt**
- **Policy GD3: Area of Separation**
- **Policy GD4: Development in the Countryside**
- **Policy GD5: Large Developed Sites on Land Outside Settlement Boundaries**
- **Policy GD6: Promoting Mixed Use Development**
- **Policy GD7: Achieving Good Design in Development**
- **Policy GD8: Demonstrating Viability**

Rural Proofing Question	Fylde Considerations
1. Will the policy affect the availability of public and private services?	Policies support new development within and on land immediate abutting existing settlement boundaries including those of the rural villages, also large developed sites on land outside settlement boundaries. Such development will support existing services and the provision of new services, including recreation uses in these locations and the rural areas. Policy GD6 in particular, will provide scope for the location of new services where mixed uses are proposed.
2. Will the policy rely on existing service outlets, such as schools, libraries and GP surgeries?	New services are likely to be required in some areas to support additional development in the rural areas, especially the redevelopment of large developed sites within the rural areas.
3. Will the policy rely on the private sector or a public / private partnership?	Yes, development partnerships with agents, developers, housing associations, land-owners, and parish councils and funding organisations.
4. Will the cost of delivery be higher in rural areas where clients are more dispersed and economies of scale can be harder to achieve?	<p>Yes and no. Yes in regards to Policies GD1, GD5 and GD6, especially as there are likely to be fewer/smaller sites available for new housing in rural areas, and this will affect economies of scale.</p> <p>No in regards to Policy GD4 as these types of development can only take place in the countryside so would not cost less in an urban area.</p>
5. Will the policies rely on local institutions for delivery?	No

<p>6. Will the policy affect travel needs or the ease / cost of travel?</p>	<p>New development in much of the rural areas and on previous developed sites outside settlement boundaries will increase the amount of people travelling to other areas for certain services. However, new development in the rural areas will support existing and new services and facilities in the villages, and could potentially support improved public transport services through increased demand.</p> <p>In additional, Policy GD6 will also provide a variety of mixed-uses on one site, therefore helping reduce distances between housing, workplaces, retail, business and other destinations.</p>
<p>7. Does the policy rely on infrastructure (e.g. broadband, ICT, main roads, utilities) for delivery?</p>	<p>New infrastructure may be required in some areas to support additional development.</p>
<p>8. Will the delivery of the policy be challenging at the edge of administrative areas?</p>	<p>Yes, these policies apply to sites on the edges of administrative areas.</p>
<p>9. Is the policy dependent on new buildings or development sites?</p>	<p>Yes, within and abutting existing settlement boundaries and for redevelopment of large developed sites on land outside settlement boundaries and for mixed uses to take place.</p>
<p>10. Does the policy rely on communicating information to clients?</p>	<p>No</p>
<p>11. Will the policy impact on rural businesses, including the self-employed?</p>	<p>Development within the settlement boundaries of the rural villages would have a positive impact on rural businesses, as well as development on previously developed sites.</p> <p>Sites may also be allocated adjacent to current settlement boundaries. New development outside current settlement boundaries will support appropriate investment in infrastructure and services that could benefit rural businesses. However, such development will also result in the loss of some agricultural land.</p> <p>New employment development could be provided as part of a mixed use development in the rural area, which may provide opportunities for local employment in the rural areas.</p> <p>Provided the proposals are one of the exceptions set out in Policy GD4 then no negative impact should take place.</p>
<p>12. Will the policy affect land-based industries and, perhaps, rural economies and environments?</p>	<p>Yes, policies have the potential to improve the rural economy and environment. New development will have a positive impact on rural economies, although the potential for new employment land at the rural villages is much smaller than at the urban areas.</p> <p>Development outside of current settlement boundaries will result in the loss of some agricultural land, and could therefore result in the loss of rural employment.</p>
<p>13. Will the policy affect people on low wages or in part-time or seasonal employment?</p>	<p>Development outside of current settlement boundaries will result in the loss of some agricultural land, and could therefore result in the loss of rural employment.</p> <p>However, new employment development could be provided as part of a mixed use development in the rural area, and could therefore provide jobs for such people.</p>
<p>14. Will the policy target</p>	<p>Yes, if development takes place at the rural areas that meets the needs of such people. Policies have the potential to improve health and wellbeing,</p>

disadvantaged people or places?	and could facilitate employment opportunities. Mixed use developments will provide a variety of uses on one site, therefore reducing distances between housing, workplaces, retail, businesses and other destinations. This will make such destinations easier to access.
<b>Summary</b>	<p>New development in the borough, including the rural areas, will support existing services and the provision of new services and infrastructure. However, development outside existing settlement boundaries will result in the loss of some agricultural land, and this could have a negative impact on rural employment.</p> <p>New development within the rural villages will benefit rural economies through the provision of rural employment, and also through the provision of housing that meets rural needs.</p> <p><b>Overall score: +</b></p>

## Chapter 9: The Fylde Economy

The preservation and development of a strong, vibrant and sustainable economy is a high priority within this Local Plan and Objective 4 is to diversify and grow the local economy. The following policies are contained in Chapter 9 of the draft Revised Preferred Options Local Plan to 2032, and have been considered each on their own merit, but answered grouped under one template, in line with the Rural Proofing toolkit.

- **Policy EC1: Overall Provision of Employment Land and Existing Employment Sites**
- **Policy EC2: Lancashire AEM Enterprise Zone at BAE Systems, Warton**
- **Policy EC3: Employment Opportunities**
- **Policy EC4: Vibrant Town, District and Local Centres**
- **Policy EC5: Leisure, Culture and Tourism Development**
- **Policy EC6: Tourism Accommodation**

Rural Proofing Question	Fylde Considerations
1. Will the policy affect the availability of public and private services?	<p>Policies propose strategic employment sites, some of which are located on greenfield sites. However, such sites should not harm existing patterns of service provision in the rural areas and may result in improvements.</p> <p>Yes in regards to Policy EC4, this will affect the availability of retail and other appropriate town centre uses. Rural residents will need to travel to town and local centres.</p>
2. Will the policy rely on existing service outlets, such as schools, libraries and GP surgeries?	Yes, for the majority of policies within the urban areas. Additional service provision is also likely to be required. Policy EC6 will rely on some services, as required by tourists.
3. Will the policy rely on the private sector or a public / private partnership?	Yes, development partnerships with agents, developers, housing associations, land-owners and funding organisations will be required.
4. Will the cost of delivery be higher in rural areas where clients are more dispersed and economies of scale can be harder to achieve?	Yes – It will be more expensive to set up rural businesses on small sites such as farms, which are remote from main roads.

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5. Will the policies rely on local institutions for delivery?	No
6. Will the policy affect travel needs or the ease / cost of travel?	The above policies could support improved public transport services in the rural areas through increased demand. In terms of Policy EC5 the majority of the Borough's leisure, culture and tourism attractions are focused at Lytham and St Annes. Therefore, rural dwellers will need to travel to such attractions.
7. Does the policy rely on infrastructure (e.g. broadband, ICT, main roads, utilities) for delivery?	The majority of the employment sites proposed are located on greenfield sites, adjacent to existing urban areas. New infrastructure will be required to deliver these sites. Such infrastructure could benefit rural communities and will be fully endorsed by the council. Development within existing employment sites will rely on existing infrastructure.
8. Will the delivery of the policy be challenging at the edge of administrative areas?	Yes, the delivery of employment land adjacent to Blackpool will require co-operation.
9. Is the policy dependent on new buildings or development sites?	Yes, the delivery of employment land will involve the construction of new buildings on greenfield sites.
10. Does the policy rely on communicating information to clients?	Yes, clients may be looking for employment sites.
11. Will the policy impact on rural businesses, including the self employed?	New development will support appropriate investment in infrastructure that could benefit rural businesses. However, certain policies will also result in the loss of some agricultural land, which could have a negative impact on employment in these areas.
12. Will the policy affect land-based industries and, perhaps, rural economies and environments?	Allocation policies will result in the loss of some agricultural land, but will increase employment. However, public realm improvements in the rural settlements could make them more attractive to rural businesses. An increase in rural tourism, would have a positive impact on the rural economy.
13. Will the policy affect people on low wages or in part-time or seasoned employment?	Possibly, certain policy, e.g. Policy EC1, will result in the loss of some agricultural land, and could therefore result in the loss of some rural employment. However, policy could also provide employment for rural people, if they are able to travel to the proposed sites.
14. Will the policy target disadvantaged people or places?	Yes, the majority of policies will facilitate employment opportunities, although the proposed sites are located within or adjacent the main urban areas, meaning people would need to travel to such locations. Policy EC4 could be beneficial where retail and tourist jobs require people with basic skills.
<b>Summary</b>	<p>New employment development will provide new employment opportunities and will support new infrastructure, and such infrastructure could benefit rural communities.</p> <p>The policy could provide employment for rural people who are able to travel to the proposed sites. However, the policy will result in the loss of some agricultural land, and could therefore also result in the loss of some rural employment.</p> <p>Policies EC4 and EC5 have limited relevance to the rural areas and communities.</p> <p>Policy EC6 impacts upon rural areas in that it permits the development of</p>

	<p>additional leisure, culture and tourism uses within Ribby Hall village, and a limited increase in static and touring caravan and camping pitches. Such development would have a positive impact on rural holiday parks and would therefore also have a positive impact on the rural economy.</p> <p><b>Overall score: +/-</b></p>
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## Chapter 10: Provision of Homes in Fylde

Access to a decent home is fundamental to everyone’s quality of life. Homes should be available in sufficient quantity and of high quality design. There should be a variety of house types, particularly in terms of tenure and price, suitable for a mix of households such as families with children, single persons and older people. Meeting society’s needs for homes is a key aspect of creating and maintaining sustainable communities. The following policies are contained in the “Provision of Homes for Fylde” Chapter 10 of the draft Revised Preferred Option Fylde Local Plan to 2032, and have been considered on each of their own merit, but answers have been grouped under one template, in line with the Rural Proofing toolkit.

- **Policy H1: Housing Delivery and the Allocation of Housing Land**
- **Policy H2: Density and Mix of New Residential Development**
- **Policy H3: Conversions and Change of Use to Residential**
- **Policy H4: Provision of Affordable Housing**
- **Policy H5: Gypsies, Travellers and Travelling Showpeople’s Sites**
- **Policy H6: Isolated New Homes in the Countryside**
- **Policy H7: Replacements of, and Extensions to, Existing Dwellings in the Countryside**

Rural Proofing Question	Fylde Considerations
1. Will the policy affect the availability of public and private services?	New residential development both market and affordable, will support existing services and the provision of new services. Conversions etc. will support existing services.
2. Will the policy rely on existing service outlets, such as schools, libraries and GP surgeries?	Yes, however, new services will be required in certain areas to support additional new development, this is set out in more detail in the Infrastructure Development Plan (IDP).
3. Will the policy rely on the private sector or a public / private partnership?	The private sector will be responsible for delivering new residential development, and to deliver the density, mix, design and other requirements of the policy. A public/private sector partnership may deliver affordable housing.
4. Will the cost of delivery be higher in rural areas where clients are more dispersed and economies of scale can be harder to achieve?	Yes, especially as there are likely to be fewer/smaller sites available for new housing in rural areas, and this will affect economies of scale.
5. Will the policies rely on local institutions for delivery?	No
6. Will the policy affect travel needs or the ease / cost of	New residential development and conversions in the rural areas will increase the amount of people travelling to other areas for certain services. However, new residential development in much of the rural area will

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travel?	<p>support existing and new services and facilities in the villages, and could potentially support improved public transport services through increased demand.</p> <p>Policy H5 promotes the sustainable location of sites for Gypsies, Travellers and Travelling Showpeople as the policy specifies that sites are situated within or adjacent to settlements that can provide various services.</p> <p>Policy H6 will also enable rural workers to live close to their place of work.</p>
7. Does the policy rely on infrastructure (e.g. broadband, ICT, main roads, utilities) for delivery?	New infrastructure will be required in some areas to support additional residential development.
8. Will the delivery of the policy be challenging at the edge of administrative areas?	<p>Yes in regards to Policies H2 and H4, if neighbouring authorities are applying different density, mix, design and affordable housing policies. Therefore, consistent policy delivery may require co-operation under the duty to co-operate.</p> <p>Yes, because Gypsies and Travellers do not recognise administrative boundaries, they do like to live close to the boundary between Fylde and Blackpool.</p>
9. Is the policy dependent on new buildings or development sites?	Yes
10. Does the policy rely on communicating information to clients?	Yes
11. Will the policy impact on rural businesses, including the self-employed?	<p>New residential development will support appropriate investment in infrastructure that could benefit rural businesses. However, due to the lack of brownfield sites, some greenfield allocations will have to be made, which will result in potential the loss of some agricultural land, which could have a negative impact on employment in these areas.</p> <p>Policy H6 will help to meet the essential housing needs of rural workers.</p>
12. Will the policy affect land-based industries and, perhaps, rural economies and environments?	Good design could result in improved rural environments in some rural areas. Policy H3 has the potential to improve the appearance of redundant buildings in the countryside. Policy H4 promotes affordable housing delivery as part of sustaining rural areas.
13. Will the policy affect people on low wages or in part-time or seasoned employment?	Yes, more affordable housing will be provided in the rural areas. Homes for rural workers are permitted as an exception.
14. Will the policy target disadvantaged people or places?	Yes, more affordable housing will be provided in the rural areas. Homes for rural workers are permitted as an exception.
<b>Summary</b>	<p>Policies plan for density, mx and design of new residential development in the borough. It is not anticipated that this would have a negative impact upon rural communities. Sites for Gypsies, Travellers and Traveling Showpeople should not dominate the settled community.</p> <p>Policy H3 plans for the conversions and change of use of redundant buildings to residential use where the council has identified a need for additional housing.</p> <p>Policy H4 plans for new affordable housing in residential developments. There can be great hardship in rural areas caused by the lack of affordable housing. This policy will make a positive difference in all areas where</p>

	<p>development is permitted.</p> <p>Policy H6 and potentially H7 will help meet the essential housing needs of rural workers and enable such workers to live closer to their place of work.</p> <p><b>Overall score: +</b></p>
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## Chapter 11: Health and Wellbeing

Planning can have a positive effect on health and wellbeing. Fylde has a higher than average proportion of retired residents, a proportion that is set to increase over the coming decades. Whilst health in Fylde is generally good, alcohol consumption is a concern and there is evidence that road safety could be improved for older residents. There is also a need for activities for young adults and older children. The following policies are contained in Chapter 11 of the draft Fylde Local Plan, and have been considered each on their own merit, but answered gathered under one template, in line with the Rural Proofing toolkit.

- **Policy HW1: Health and Wellbeing**
- **Policy HW2: Community Facilities**
- **Policy HW3: Provision of Indoor and Outdoor Sports Facilities**
- **Policy HW4: Contaminated Land**

Rural Proofing Question	Fylde Considerations
1. Will the policy affect the availability of public and private services?	<p>Yes, policies will endeavour to help improve the availability of health and wellbeing services across the borough. Policy HW2 seeks to provide new development co-located where possible, providing mixed uses and a range of services in one sustainable and accessible location.</p> <p>Any new development as a result of Policy HW4, will support existing services and the provision of new services.</p>
2. Will the policy rely on existing service outlets, such as schools, libraries and GP surgeries?	<p>The policies will support existing services including healthcare and sports/wellbeing facilities and encourage co-location in sustainable and accessible locations.</p>
3. Will the policy rely on the private sector or a public / private partnership?	<p>Yes, including Clinical Commissioning Groups and Lancashire Care NHS Foundation Trust.</p> <p>No in regards to Policy HW4.</p>
4. Will the cost of delivery be higher in rural areas where clients are more dispersed and economies of scale can be harder to achieve?	<p>Yes, as the majority of healthcare facilities and other services in Fylde are currently located in the urban areas, although Great Eccleston in Wyre has healthcare facilities.</p>
5. Will the policies rely on local institutions for delivery?	<p>Some specialist care services may rely on local institutions.</p>
6. Will the policy affect travel needs or the ease / cost of travel?	<p>Potentially, as policies seeks to identify sites for new healthcare and sports facilities that reflect the importance of accessibility and public transport provision.</p> <p>In regards to Policy HW4, this will depend on what type of development is built on the contaminated land.</p>

7. Does the policy rely on infrastructure (e.g. broadband, ICT, main roads, utilities) for delivery?	Yes
8. Will the delivery of the policy be challenging at the edge of administrative areas?	No
9. Is the policy dependent on new buildings or development sites?	Yes, where new facilities/services are provided.
10. Does the policy rely on communicating information to clients?	No
11. Will the policy impact on rural businesses, including the self employed?	No
12. Will the policy affect land-based industries and, perhaps, rural economies and environments?	Potentially, Policy HW1 seeks to safeguard and encourage the role of allotments and garden plots within developments and small scale agriculture and farmers markets in providing access to healthy, affordable locally produced food options.
13. Will the policy affect people on low wages or in part-time or seasonal employment?	No
14. Will the policy target disadvantaged people or places?	Potentially, Policy HW1 seeks to identify sites for new healthcare facilities that reflect the spatial distribution of need. It also safeguards and encourages the role of allotments, garden plots within developments and small scale agriculture and farmers markets in providing access to healthy, affordable locally produced food options. Policies have been written to provide mixed uses and a range of services in one sustainable and accessible location, available for all the community to access.
<b>Summary</b>	Policies in Chapter 11 seek to reduce health and wellbeing inequalities for all residents in Fylde, including in rural areas. <b>Overall score: +</b>

## Chapter 12: Infrastructure, Service Provision and Transport

A vital element of sustainable development is the provision and delivery of local services and infrastructure. However, lack of infrastructure should not be seen as an obstacle to development, planning should proactively drive and support sustainable economic development including the delivery of infrastructure. The following policies have been considered each on their own merits, but answered under one template, in line with the Rural Proofing toolkit.

- **Policy INF1: Service Accessibility and Infrastructure**
- **Policy INF2: Developer Contributions**
- **Policy T1: Strategic Highway Improvements**
- **Policy T2: Blackpool Airport**
- **Policy T3: Enhancing Sustainable Transport Choice**



• **Policy T4: Parking Standards**

Rural Proofing Question	Fylde Considerations
1. Will the policy affect the availability of public and private services?	Yes, it will support the provision of new services to support new development and improve public transport in rural areas. Policy T2 supports the continuing operation and viability of Blackpool airport.
2. Will the policy rely on existing service outlets, such as schools, libraries and GP surgeries?	Certain policy will rely on existing services, along with the provision of new services to support new development.
3. Will the policy rely on the private sector or a public / private partnership?	Yes, to provide the necessary infrastructure and services. This will include Lancashire County Council and the Highways Agency.  In regards to Policy T4, it will require developers to provide parking facilities, a flexible approach will be applied dependent on the location of development.
4. Will the cost of delivery be higher in rural areas where clients are more dispersed and economies of scale can be harder to achieve?	This will depend upon the capacity of different types of infrastructure in the rural areas and the ease of upgrading and/or providing new infrastructure.  Not applicable to Policies T2 and T4.
5. Will the policies rely on local institutions for delivery?	Yes, for the development of community facilities, e.g. parish councils, and also for some non-commercial rural bus services.
6. Will the policy affect travel needs or the ease / cost of travel?	Yes, the strategic highways improvements should make it easier for those living in the rural areas to travel. Policy T2 will help maintain and improve access to passenger, holiday and other flights.
7. Does the policy rely on infrastructure (e.g. broadband, ICT, main roads, utilities) for delivery?	Yes, along with the provision of new infrastructure to support new development.  No in regards to Policy T4.
8. Will the delivery of the policy be challenging at the edge of administrative areas?	Potentially, if different policies are applied in neighbouring districts. However, in regards to Policy T3 the council will work with neighbouring authorities and transport providers to improve accessibility across the Borough.  Close co-operation with Blackpool Council will be required as the airport is located on the boundary of Blackpool and St Annes.  No in regards to Policy T4.
9. Is the policy dependent on new buildings or development sites?	Yes, Policy T4 in particular is entirely dependent upon new development.
10. Does the policy rely on communicating information to clients?	No
11. Will the policy impact on rural businesses, including the self employed?	Yes, there will be a positive impact where new infrastructure provision benefits rural areas, e.g. high speed broadband and strategic transport improvements, including the airport.  No in regards to Policy T4.
12. Will the policy affect land-	Yes, where development requires further infrastructure and if rural

based industries and, perhaps, rural economies and environments?	businesses rely upon the airport. Policy T3 will help improve accessibility to and from rural areas.  No in regards to Policy T4.
13. Will the policy affect people on low wages or in part-time or seasoned employment?	Yes, where new infrastructure helps to open up new employment opportunities and enhance sustainable transport choices. Policy will also improve access to jobs, including Enterprise Zones at Warton and Blackpool Airport.  No in regards to Policy T4.
14. Will the policy target disadvantaged people or places?	Yes, where new infrastructure and infrastructure upgrades can be channelled into schemes that help improve opportunities for disadvantaged people. E.g. high speed broadband and improved sustainable transport choices to and from rural areas.  No in regards to Policy T4.
<b>Summary</b>	These policies are closely related to the location and funding of development, which in most cases will be in or adjacent to existing urban areas. However, there is likely to be a requirement for infrastructure upgrades and/or new provision in the rural areas so as to support new development. Better sustainable transport links and alternative means of transport will improve the health and wellbeing of the community. Policy T2 supports the continuing operation and viability of the airport. Policy T4 states that the Council's Parking Standards will be applied, with a flexible approach dependent on location. This should not have a negative impact on rural areas, although people in rural areas may need to rely more on limited public transport facilities to access services in the urban areas.  <b>Overall score: +</b>

## Chapter 13: Water Resource Management, Flood Risk and Addressing Climate Change

While climate change is recognised as a global phenomenon, its consequences will be felt at the local level from the associated impacts of increasing temperatures, rising sea levels and extreme weather conditions. Landscape and biodiversity could be eroded as flora and fauna are put under increasing pressure and some species and habitats could be lost where they are unable to adapt quickly to changing conditions. The following policies have been considered each on their own merits, but answered under one template, in line with the Rural Proofing toolkit.

- **Policy CL1: Flood Alleviation, Water Quality and Water Efficiency**
- **Policy CL2: Surface water Run-off and Sustainable Drainage**
- **Policy CL3: Renewable and Low Carbon Energy Generation**
- **Policy CL4: Decentralised Energy Networks and District Heating Systems**

Rural Proofing Question	Fylde Considerations
1. Will the policy affect the availability of public and private services?	Yes, it will help to protect services from flooding. It will also reduce risks to water quality. Policy CL4 has the potential to meet heat demand generated by development schemes, including smaller schemes in rural areas.  No in regards to Policy CL3, although this policy does have the potential to reduce costs and carbon emissions.

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2. Will the policy rely on existing service outlets, such as schools, libraries and GP surgeries?	No
3. Will the policy rely on the private sector or a public / private partnership?	Yes, including United Utilities, the Environment Agency, the local authority, developers and landowners.
4. Will the cost of delivery be higher in rural areas where clients are more dispersed and economies of scale can be harder to achieve?	No (renewable and low carbon energy schemes are often easier to implement in sparsely populated areas).  In regards to Policy CL4 heat demand in the borough is concentrated in the urban areas, and this is also where the majority of major development is proposed. The policy is therefore less likely to be implemented in the rural areas.
5. Will the policies rely on local institutions for delivery?	No
6. Will the policy affect travel needs or the ease / cost of travel?	No
7. Does the policy rely on infrastructure (e.g. broadband, ICT, main roads, utilities) for delivery?	Yes, including flood defences, wastewater infrastructure and the National Grid's electricity transmission infrastructure.
8. Will the delivery of the policy be challenging at the edge of administrative areas?	The management of surface water should be consistent across the Fylde peninsula. Potentially yes in regards to Policy CL3 if neighbouring authorities are applying different renewable and low carbon energy policies.  No in regards to policy CL4.
9. Is the policy dependent on new buildings or development sites?	Yes, the majority of these policies rely on and apply to new development taking place.
10. Does the policy rely on communicating information to clients?	Yes, potentially, to owners/tenants of new development and dependent on the impact of the scheme.
11. Will the policy impact on rural businesses, including the self employed?	Yes, the policy will help to reduce the risk of flooding to agricultural land and other rural businesses.  Policy CL3 could help reduce the costs of operating rural premises. Policy CL4 could potentially provide heat for any new development schemes in the rural areas.
12. Will the policy affect land-based industries and, perhaps, rural economies and environments?	Yes, policy will help to reduce the risk of flooding to agricultural land and other rural businesses. Policy CL1 will facilitate improvement to water quality, which will reduce adverse impacts on biodiversity, and Policy CL3 could help reduce the costs of operating rural premises.  Policy CL4 could help reduce the costs of operating rural premises. It will also contribute towards reducing carbon emissions.
13. Will the policy affect people on low wages or in part-time or seasonal employment?	No

14. Will the policy target disadvantaged people or places?	No
<b>Summary</b>	<p>Policy will help to reduce the risk of flooding to agricultural land and other rural businesses. Renewable and low carbon energy schemes are often easier to implement in sparsely populated areas, and Policy CL3 could help reduce the costs of operating rural premises.</p> <p><b>Overall score: +</b></p>

## Chapter 14: Conserving and Enhancing the Natural, Historic and Built Environment

The Fylde borough is characterised by its coastline and gentle undulating landscapes. The landscape is constantly evolving through natural and man-made interventions. It is important that these changes are managed in a way that maintains and enhances the landscape's unique and special qualities.

Landscape and biodiversity are closely linked and there are many biodiversity assets that characterise the landscape of the borough. These include field ponds, watercourses, sand dunes and woodland. Fylde's land resource also includes some of the best and most versatile agricultural land in Lancashire. These resources provide important habitats for a variety of species. Some habitats are of national and international importance.

The following policies have been considered on each of their own merits, but answered under one template, in line with the Rural Proofing toolkit.

- **Policy ENV1: Landscape**
- **Policy ENV2: Biodiversity**
- **Policy ENV3: Development in the Nature Improvement Area**
- **Policy ENV4: Protecting Existing Open Space (the Green Infrastructure Network)**
- **Policy ENV5: Provision of New Open Space (the Green Infrastructure Network)**
- **Policy ENV6: Historic Environment**

Rural Proofing Question	Fylde Considerations
1. Will the policy affect the availability of public and private services?	Yes, green infrastructure has been proven to attract and retain businesses to an area.
2. Will the policy rely on existing service outlets, such as schools, libraries and GP surgeries?	Yes, in terms of parks and open spaces (the Green Infrastructure Network) are service outlets.
3. Will the policy rely on the private sector or a public / private partnership?	Yes, in regards to new development partnerships with agents, developers, housing associations, land-owners and funding organisations, and to deliver open space and to contribute towards the CIL. It may also be required for under Policy ENV6 for development that protects and enhances heritage assets.
4. Will the cost of delivery be higher in rural areas where	No, there will be less development in the rural areas, therefore the measures set out in Policy ENV5 will be applied less to development in

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clients are more dispersed and economies of scale can be harder to achieve?	these areas. Again, due to there being less development in the rural areas, some of the protection and enhancement measures set out in Policy ENV6 will be applied less in these areas.
5. Will the policies rely on local institutions for delivery?	For the majority of policies within Chapter 14 - no. However in relation to Policy ENV5 this maybe a yes for places such as Lytham Hall Park, and in terms of Policy ENV6 for any development to protect and enhance heritage assets.
6. Will the policy affect travel needs or the ease / cost of travel?	No
7. Does the policy rely on infrastructure (e.g. broadband, ICT, main roads, utilities) for delivery?	No
8. Will the delivery of the policy be challenging at the edge of administrative areas?	Green Infrastructure Networks overlap into neighbouring districts. Therefore delivery will require co-ordination under the duty to co-operate.
9. Is the policy dependent on new buildings or development sites?	Yes
10. Does the policy rely on communicating information to clients?	No
11. Will the policy impact on rural businesses, including the self employed?	Potentially as green infrastructure has been proven to attract/increase visitor related trade, and attract/retain businesses to an area.
12. Will the policy affect land-based industries and, perhaps, rural economies and environments?	Yes, the policy will contribute towards the protection of the landscape and biodiversity, which has been proven to attract and retain businesses to an area. However, it can also restrict the location and design of new buildings in the rural areas.  Policy ENV6 has been designed to protect the rich and varied built environment.
13. Will the policy affect people on low wages or in part-time or seasoned employment?	No
14. Will the policy target disadvantaged people or places?	No
<b>Summary</b>	Policy within Chapter 14 will help to protect and enhance landscape and features of biodiversity value, thereby benefitting both urban and rural businesses, as green infrastructure has been proven to attract and retain businesses to an area. It has also been designed to protect the rich and varied built environment in both urban and rural areas. However, it can restrict the location and design of new buildings in the rural areas, so as to minimise its impact on the landscape. Such impacts have the potential to be greater in the rural areas. <b>Overall score: +</b>