

Agenda

Planning Committee

Date:	Wednesday, 11 March 2020 at 18:30
Venue:	Town Hall, St Annes, FY8 1LW
Committee members:	<p>Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman)</p> <p>Councillors Tim Armit, Chris Dixon, Kiran Mulholland, Jayne Nixon, Linda Nulty, Liz Oades, Michael Sayward, Heather Speak, Ray Thomas, Stan Trudgill.</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 12 February 2020 as a correct record.	1
3	Substitute Members: Details of any substitute members notified in accordance with council procedure rule 24.	1
	DECISION ITEMS:	
4	Fylde Statement of Community Involvement (SCI)	3 - 43
5	Partial Review of Fylde Local Plan to 2032	44 - 119
6	St Annes Town Centre	120 - 123

Contact: Lyndsey Lacey-Simone - Telephone: (01253) 658504 – Email: democracy@fylde.gov.uk

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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	PLANNING COMMITTEE	11 MARCH 2020	4

FYLDE STATEMENT OF COMMUNITY INVOLVEMENT (SCI)

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. The current adopted Statement of Community Involvement (SCI) was adopted on the 15th June 2016. Regulations which came into effect on 6 April 2018 now require local planning authorities to review their SCI at least once every five years. This, combined with various changes in legislation mean it is now necessary for the Council to review and amend its SCI.

The SCI is a key document that sets out the Council’s approach to consultation on Local Plan Reviews, Supplementary Planning Documents, Neighbourhood Plans and planning applications.

The report sets out the legislative changes that have taken place, and a summary of the impacts on and amendments made to the SCI in order to bring it up to date.

RECOMMENDATION

1. That the Planning Committee agrees to adopt the updated Statement of Community Involvement (SCI).

SUMMARY OF PREVIOUS DECISIONS

The 2015 Statement of Community Involvement (SCI) was adopted by the Council on 15th June 2016.

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.

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 Statement of Community Involvement (SCI) demonstrates Fylde Council's commitment to engage with local people and other stakeholders on planning issues. It sets out how the Council 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 the determination of planning applications.
2. The SCI describes the purpose of SCI's and Fylde Council's approach to community involvement in planning. It describes Development Plans and Local Plans, the register of consultees, methods of consultation that will be used, how the Council will respond to consultees, weight to be given to representations and resource implications. For Development Management it sets out consultation methods, time limits, weight to be given to representations, reporting back mechanisms, the scheme of delegation, and the workings of the Planning Committee and resource implications. The purpose of the SCI is to set out clearly what customers can expect to happen when they engage with the Local Planning Authority.
3. The Council's first SCI was adopted in 2007. This was updated in September 2011 and the current SCI was adopted in July 2016. This SCI was used to co-ordinate extensive community and stakeholder consultation on a number of planning policy documents that have since been adopted, including the Fylde Local Plan to 2032 and the Fylde Biodiversity and Fylde Healthy Living Supplementary Planning Documents (SPDs).
4. Since the adoption of the current SCI in 2016 however, there has been a variety of new and amended legislation which have reshaped the planning system. The requirement that local planning authorities should review their SCI at least once every five years, and changes to the Regulations governing the production and review of Local Plans and changes to the 2019 Community Infrastructure Levy (CIL) Regulations means that the current SCI is now out of date.
5. For example, in regard to the consultations associated with the Local Plan, the Scoping, Issues and Options and Preferred Options Consultations (Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012) have been consolidated and are now referred to as 'Preparation of a Local Plan'. Additionally, changes to the Community Infrastructure Levy Regulations have seen the deletion of Regulation 123 consultation. For this reason, a number of amendments are considered necessary to reflect these changes and bring the SCI up-to-date.
6. A key objective of the SCI is to build on Fylde Council's strong foundation of community involvement and provide a transparent, user friendly and accessible platform to encourage and maximise public participation.

NEXT STEPS

7. Subject to approval by the Planning Committee it is proposed that the Fylde Statement of Community Involvement will be adopted with effect from the 11th March 2020.

IMPLICATIONS	
Finance	There are no financial implications arising directly from this report.
Legal	Production of an SCI is a legal requirement.
Community Safety	None
Human Rights and Equalities	The SCI sets out what can be expected from the consultation process.

BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
Fylde Statement of Community Involvement	11 th March	Council's website
Sustainability and Environmental Impact	None	
Health & Safety and Risk Management	None	

LEAD AUTHOR	CONTACT DETAILS	DATE
Stephanie Shone	stephanie.shone@fylde.gov.uk Tel: 01253 658694	11 March 2020

Attached documents:

Appendix 1: Fylde Statement of Community Involvement (March 2020)



Fylde Council

Statement of Community Involvement (SCI)

March 2020

Contact Information

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Town Hall
St Annes Road West
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Lancashire FY8 1LW

Tel: 01253 658418

Email: planningpolicy@fylde.gov.uk

Website:

<https://new.fylde.gov.uk/resident/planning/planning-policy-local-plan/>

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. It was updated in 2015. Since 2015 there have been alterations to the planning system including the publication of the revised National Planning Policy Framework 2019 (NPPF19). The *Neighbourhood Planning Act 2017* has introduced a requirement on Local Planning Authorities (LPAs) to include within their SCIs their policies for giving advice or assistance on making and modifying neighbourhood development plans and on making neighbourhood development orders. Additionally, The Town and Country Planning (Local Planning) (England) (Amendment) Regulations 2017 amended section 10A to include a duty on LPAs to review their SCIs every five years.

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.

When will Fylde Council Produce its Next SCI?

1.5 It is a legal requirement for LPAs to review their SCI every five years. Additionally, Fylde Council will consider updating or replacing the SCI if there are any significant changes to the planning system.

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 emerging Fylde Council Corporate Plan 2020-2024.

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. The database is managed and maintained in line with the General Data Protection Regulations.

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:

<https://new.fylde.gov.uk/resident/planning/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 will be fully informed and consulted when determining planning applications. Elected members will have a direct involvement in major planning applications through the Planning Committee.

More information on planning applications is available at the following webpage:

<https://new.fylde.gov.uk/resident/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:

- Blackpool Council (as a neighbouring authority)
- Lancashire County Council (LCC)
- Preston Borough Council (as a neighbouring authority)
- South Ribble Council (as a neighbouring authority)
- West Lancashire Council (as a neighbouring authority)
- Wyre Borough Council (as a neighbouring authority)
- Civil Aviation Authority
- Environment Agency (EA)
- Fylde and Wyre Clinical Commissioning Group
- Highways England
- Historic England
- Homes and Communities Agency
- Lancashire Local Enterprise Partnership
- Local Nature Partnership
- Marine Management Organisation
- The National Health Service Commissioning Board (NHS England)
- Natural England (NE)
- The Office of Rail regulation

2.9 As part of plan preparation Local Planning Authorities are required to produce a Statement of Common Ground with all of the Neighbouring Planning Authorities. A Statement of Common Ground is a record of the process of planning for strategic cross-boundary

matters. Where relevant, the Council will produce a Statement of Common Ground with the Neighbouring Planning Authorities acknowledged in the list above.

Consultation Bodies

2.10 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

2.11 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. LOCAL PLAN REVIEW CONSULTATIONS

What is a Local Plan?

3.1 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 needs for housing and economic development and deliver sustainable development.

A Local Plan must accord with national planning policy and 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.”

The Fylde Local Plan to 2032 (The Local Plan)

3.2 The Local Plan is the main policy document produced by the Council. Future development within Fylde will be guided by the plans and policies within the Local Plan, which runs from 1 April 2011 to 31st March 2032. The Local Plan was adopted by the Council on the 22nd October 2018. It forms part of the Development Plan for the Borough (along with any ‘made’ Neighbourhood Plans). Planning applications must be determined in accordance with the Development Plan unless other material considerations indicate otherwise.

Why is the Local Plan being Reviewed?

3.3 The Local Plan was adopted in October 2018. It is a requirement by law to review the Plan every 5 years to ensure the Local Plan is up to date and reflects the changing needs of the area.

3.4 The Council are however, undertaking a Partial Review of the Fylde Local Plan to 2032. The Partial Review will address the two objectives of revising plans to reflect policy changes that the publication of the 2019 National Planning Policy Framework (NPPF19) has made and examining the issue of Wyre's unmet housing need which was a commitment in the Fylde Local Plan to 2032 and a precondition of the Inspector finding the Local Plan sound. The timetable for the Partial Review is set out in the Local Development Framework: <https://new.fylde.gov.uk/resident/planning/planning-policy-local-plan/local-development-scheme/>

Local Plan Production Stages

3.5 A summary of the key consultation stages for any Local Plan review (whether partial or full) along with the consultation methods that will be used are provided below:

Local Plan Stage	Consultation Duration	Consultation Methods
Preparation of a Local Plan (Regulation 18)	Minimum of 6 weeks (excluding Bank Holidays)	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;
Publication of a Local Plan (Regulation 19/20)	Minimum of six weeks (excluding Bank Holidays)	<ul style="list-style-type: none"> Presentation to and discussion of the document with councillors; Making the consultation document available on the council's website, hard copies available at the Council offices, public libraries and other appropriate deposit points;

		<ul style="list-style-type: none"> • 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;
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3.6 Following the stages above, all representations received will be acknowledged and considered. Responses will be summarised and similar responses may be grouped together. The Council’s responses to the comments made will be presented at Planning Committee. Comments will be published in accordance with General Data Protection Regulations. Responses received at Regulation 19 stage will be submitted to the Secretary of State together with the Local Plan and other submission documents. The submission documents, and the representations received will be considered at an independent examination. The Council will notify consultation bodies and those who have requested to be notified at this stage.

3.7 In addition to the above Fylde Council will provide details of the progress of the Local Plan on its website at the following address:

<https://new.fylde.gov.uk/resident/planning/planning-policy-local-plan/adopted-local-plan-to-2032/>

4. SUPPLEMENTARY PLANNING DOCUMENT CONSULTATIONS

What are Supplementary Planning Documents?

4.1 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 Development Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design...”*

Supplementary Planning Document Stages

4.2 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 an SPD are listed below:



4.3 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. Not all consultation methods will be used at the same time, as they will be dependent on the document being produced. The Council will consider the benefits of all consultation methods prior to the consultation period. All representations received will be acknowledged and considered. Responses will be summarised and similar responses may be grouped together. The Council's responses to the comments made will be presented at Planning Committee and comments will be published in accordance with General Data Protection Regulations.

SPD Stage	Consultation Duration	Consultation Methods
Stage 1: Identifying Issues	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.
Stage 2: Draft SPD Consultation Regulation 12-13	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"> • The Council will assess the main issues arising from the consultation undertaken at stage 1 and will prepare a consultation statement setting out how each of these concerns has been addressed • 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; • If a sustainability appraisal report is required, the Council will also consult on this report at this stage. The Council will undertake a screening exercise to determine if a strategic environmental assessment is required • Presentation 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;

<p>Stage 3 Adoption (Regulation 14)</p>		<ul style="list-style-type: none"> • 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 Council will consider comments that have been made to the Stage 2 Draft Consultation and any sustainability assessment (if required) and make any appropriate changes • The SPD will be published alongside a Consultation Statement and an Adoption Statement.
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4.4 Information on Supplementary Planning Documents can be found on the Council's website at: <https://new.fylde.gov.uk/supplementary-planning-guidance/>

5. NEIGHBOURHOOD PLANNING CONSULTATIONS

What is Neighbourhood Planning?

5.1 Neighbourhood planning gives local communities the power to shape the development and growth of their local area.

5.2 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?

5.3 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 15 and 18, in non-parish areas, a Neighbourhood Forum must be established (regulations 8, 9 and 10) before work commences on the Neighbourhood Development Plan.

5.4 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).

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

5.6 The support that Fylde Council will provide in the neighbourhood planning process is set out through the following webpage:

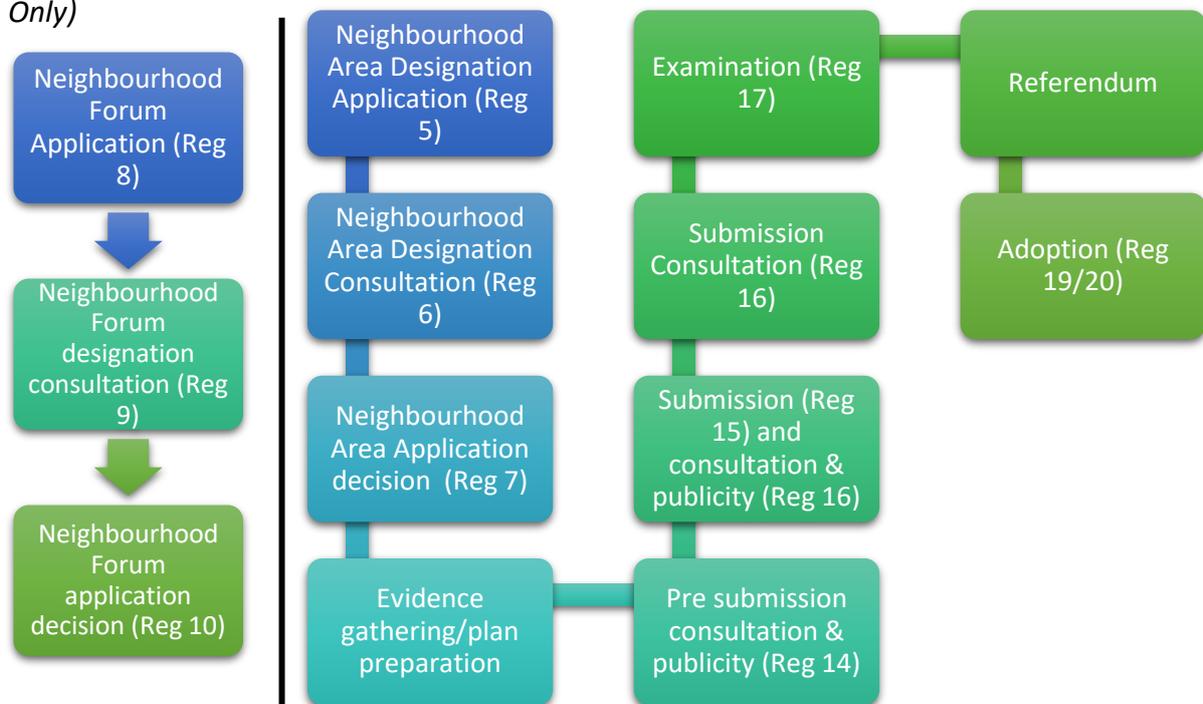
<https://new.fylde.gov.uk/resident/planning/planning-policy-local-plan/neighbourhood-planning/>

Neighbourhood Development Plan Stages

5.7 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 designated 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.

5.8 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)



5.9 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 manner as it considers likely to bring it 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:
<https://new.fylde.gov.uk/resident/planning/planning-policy-local-plan/neighbourhood-planning/>

Neighbourhood Development Order

5.10 A Neighbourhood Development Order is defined in the NPPF 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.”

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.

5.11 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

5.12 A Community Right to Build Order is defined in the NPPF 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.”

5.13 A Community Right to Build Order (CRTBO) is a type of Neighbourhood Development Order with the slight difference that any community organisation, made up of individuals who live or work in the area for which the organisation is established, (not just a parish/town council or neighbourhood forum) can produce the order.

5.14 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.

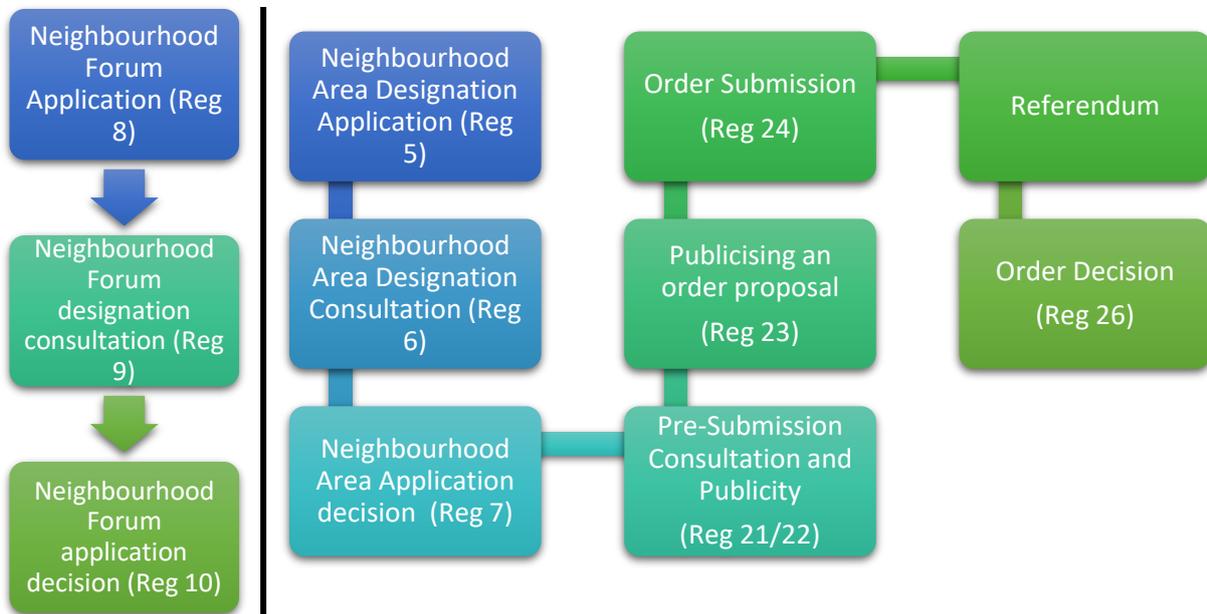
5.15 A Community Right to Build Order can grant planning permission for small-scale, community-led developments for community benefit on a specific site or sites in a Neighbourhood Area without going through the normal planning application process, providing it complies with the Order. Developments could include things like housing, community facilities, playgrounds or business and enterprise hubs. Any profit generated by the project or development stays within the community to be used for the community’s benefit.

5.16 Community Right to Build Orders, in a similar manner to Neighbourhood Plans and Neighbourhood Development Orders, must be subject to an independent examination, and then be approved by the community in a referendum, before they can come into force.

Neighbourhood Development Order/Community Right to Build Order Stages

5.17 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*



5.18 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 manner 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:

<https://new.fylde.gov.uk/resident/planning/planning-policy-local-plan/neighbourhood-planning/>

6. COMMUNITY INFRASTRUCTURE LEVY (CIL) CONSULTATIONS

Other Consultations

6.1 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

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

It is defined by the Planning Practice Guidance (PPG) as: “A charge which can be levied by local authorities on new development in their area”.

6.3 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; and
- The proposed rate or rates are informed by and consistent with the evidence on economic viability across the charging authority’s area.

Community Infrastructure Levy Consultation Stages

6.4 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, 2014 and 2019 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
Draft Charging Schedule (Regulation 16 of The Community Infrastructure Levy Regulations 2010 - amended 2019)	Minimum of four weeks	<p>It is anticipated that the following consultation methods will be used:</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; <ul style="list-style-type: none"> ➤ Neighbouring local planning authorities; ➤ Relevant county councils; ➤ All parish councils; ➤ Businesses; ➤ Local businesses and bodies which represent the interests of local businesses; ➤ Voluntary groups; ➤ Members of the public. • 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;

		<ul style="list-style-type: none"> • 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;
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Monitoring the Community Infrastructure Levy

6.5 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

7. WHAT IS DEVELOPMENT MANAGEMENT?

What is Development Management?

7.1 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.

7.2 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

7.3 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 and for further information please see the webpages below:

<https://www.gov.uk/guidance/when-is-permission-required>

https://www.planningportal.co.uk/info/200125/does_your_development_require_planning_permission

Key Planning Application Stages*

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



8. PRE-APPLICATION CONSULTATIONS

What are Pre-Application Consultations?

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

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

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

What are the Benefits of Pre-Application Consultations?

8.3 Pre-application consultations can:

- Identify and so 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

8.4 Applicants for planning permission are encouraged to enter into pre-application consultations with both the community and Council officers. Whilst Fylde Council does charge for pre application advice, the charges are designed to be proportionate to the development that is proposed and are relatively modest. The charges start at £50 for advice on a simple house extension raising to £1000 for the most complex major scale development and have been introduced to allow the council; to devote appropriate resources to providing this advice in a timely manner. Further details of the charges and how to submit proposals for pre-application consideration are available on the council's webpage here:

<https://new.fylde.gov.uk/resident/planning/advice/>

Recommended pre-application consultations

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

Planning Application Type	Recommended Consultation Methods
<p>Major (Applications of:</p> <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, perhaps through the parish / town council • Making detailed plans available for public view. • Press notices/leaflets or letters to nearby residents. • Submission of a consultation statement detailing pre- application consultation measures as part of application. • Depending on the proposal undertaken, pre-application consultation will be carried out with key consultees such as Lancashire County Council as Local Highway Authority, Environment Agency or Natural England. These all have their own pre-application advice services and using these services will often help at the time of submission of an application.
<p>Minor (Applications of:</p> <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 neighbours.
<p>Conservation/Listed Building (Any application for a listed building or that falls within a conservation area.)</p>	<ul style="list-style-type: none"> • Consultation with the Council's Conservation Planning Officer.

	<ul style="list-style-type: none">• Consultation with local or national heritage groups appropriate to the scale of project.
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9. PLANNING APPLICATION CONSULTATIONS

Planning Application Consultations

9.1 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 will we Consult Directly?

9.2 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.

9.3 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 and 2.

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

How to View a Planning Application and Respond

9.4 All planning applications are available to view online at the following webpage:

<http://www3.fylde.gov.uk/online-applications/>

- Terminals are also available at the Town Hall for those without internet access.

9.5 Comments on planning applications are welcome from all interested parties. Neighbours to a site are always allowed at least 21 days to consider the scheme and to make comments. The Town and Parish councils are provided with this statutory timescale also, but this can almost always be extended to allow for their regular meeting schedule. 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.

9.6 Representations can only be taken into account that deal with planning matters, all representations received will be open to public view (on request) 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.

9.7 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 as appropriate. Where a change is only minor or addresses concerns raised no such consultation will be undertaken.

Planning Application Consultation Methods

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

Neighbour notification

We will always 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.

Where a development has the potential for wider implications we will write to a wider range of neighbouring properties.

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 produced • 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.

10. DETERMINING PLANNING APPLICATIONS

Fylde Council's Scheme of Delegation

10.1 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.

10.2 Conversely major or controversial applications will normally be determined by the Planning Committee.

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

<https://fylde.cmis.uk.com/fylde/DocumentsandInformation.aspx>

Planning Committee

10.4 Major or controversial planning applications will normally be determined by the Planning Committee which is a committee composed of 12 elected members who usually meet once a month to make decisions on planning applications.

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

10.6 Interested parties wishing to speak at Planning Committee must register before 12:00 on the Monday before the Planning Committee meets or by 4:30pm on Friday before if the Monday is a bank holiday. This can be done by email to democracy@fylde.gov.uk.

The agenda and minutes of Planning Committee meetings are available at the weblink below:

https://fylde.cmis.uk.com/fylde/Committees/tabid/62/ctl/ViewCMIS_CommitteeDetails/mid/381/id/20/Default.aspx

Planning Decision Considerations

10.7 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.

10.8 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

10.9 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

10.10 The Planning Service undertakes as much of its communications electronically as is possible to reduce the printing and postage costs to the council. The Decision Notice on a planning application will be emailed to applicants (or their agent if one is employed) immediately that the decision has been made. This sets out the decision with conditions if it is approved, or the reasons for a refusal. 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 Planning Committee, then the decision is also published in the minutes on the Council's website, although is generally delayed by a day to allow the minutes of the meeting to be collated.

11. PLANNING APPEALS

Planning Appeals

11.1 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

11.2 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

11.3 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.

The government has produced a detailed guide on the appeal process which is available to download here:

<https://www.gov.uk/government/publications/planning-appeals-procedural-guide>

Notification

11.4 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.

11.5 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.

11.6 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.

11.7 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 Inspectorate's website at <https://acp.planninginspectorate.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
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>
- Planning Practice Guidance
<https://www.gov.uk/government/collections/planning-practice-guidance>
- 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
<https://www.planningportal.co.uk/>

Minerals and Waste/Highway Planning

- Minerals and Waste/Highway Planning - Lancashire County Council
<https://www.lancashire.gov.uk/>

Fylde Council

- Planning Applications
<https://new.fylde.gov.uk/resident/planning/>
- Planning Policy
<https://new.fylde.gov.uk/resident/planning/planning-policy-local-plan/>
- Neighbourhood Planning Webpage

<https://new.fylde.gov.uk/resident/planning/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	ONLINE	POST	CONTACT	TEXT	FEEDBACK
01253 658585	Fylde.gov.uk @fyldecouncil	Town Hall, St. Anne's FY8 1LW	Fylde Direct, Public Offices, 292 Clifton Drive South, St Annes, Lancashire, FY8 1LH	07860 003290	fylde.gov.uk/ haveyoursay



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

Date: March 2020
Our Ref: SCI

Review Date: N/A
Authorised by: Julie Glaister, Planning Policy Manager

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	PLANNING COMMITTEE	11 MARCH 2020	5

PARTIAL REVIEW OF FYLDE LOCAL PLAN TO 2032

PUBLIC ITEM

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

SUMMARY

The Council has commenced a Partial Review of the Fylde Local Plan to 2032 (FLP32). The Partial Review will address the two objectives of revising plans to reflect policy changes that the (NPPF19) has made and examining the issue of Wyre's unmet housing need which was a commitment in the FLP32 and precondition of the Inspector finding the FLP32 sound.

On 22nd February members agreed the scope of the Partial Review and authorised the commissioning of technical assessments. These include Sustainability Appraisal, Habitats Regulations Assessment Screening and Economic Viability Appraisal. The Council has also carried out a screening of the Partial Review to determine whether there are any Health Impacts plus a three-week consultation with neighbouring authorities and statutory consultees on the draft statement of common ground, schedule of revisions and summary of responses.

The next stage is to publish the Partial Review for a six-week public consultation. This is the Regulation 19/20 Publication stage. Once the consultation has finished the Partial Review will be submitted to the Secretary of State for examination.

RECOMMENDATIONS

1. Members approve the Partial Review, supporting documents and technical assessments for Publication in accordance with Regulation 19/20 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
2. Members approve the Partial Review, supporting documents, technical assessments and responses to the Regulation 19/20 consultation for submission to the Secretary of State.

SUMMARY OF PREVIOUS DECISIONS

On 13th November 2019 the Planning Committee agreed an updated Local Development Scheme which was then published on the Council's website. The Local Development Scheme sets out a timetable for the Partial Review.

On 22nd January 2020 the Planning Committee agreed the Council's responses to the Regulation 18 consultation, the scope of the partial review and that technical assessments be carried out.

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

Purpose of the Partial Review

1. The Council considers that it is necessary to undertake a partial review of the Fylde Local Plan to 2032 (FLP32) for two reasons:
2. First, the Fylde Local Plan to 2032 was adopted on 22nd October 2018. It was examined in accordance with the National Planning Policy Framework 2012 (NPPF12). NPPF19 was published in February 2019, Paragraph 212 of which states: Plans may need to be revised to reflect policy changes which the replacement framework has made. This should be progressed as quickly as possible, either through a partial revision or by preparing a new plan.
3. Second, Paragraph 1.27 of the Fylde Local Plan to 2032 states that Fylde Council recognises that Wyre Council have identified difficulties in planning to meet its objectively- assessed need for housing. Any need that remains unmet following the adoption of Wyre’s Local Plan will need to be addressed. Fylde Council will undertake an early review of the Plan (whether partial or full) to examine this issue, working with other authorities adjoining Wyre under the Duty to Co-Operate. The objective of this process would be to ensure that any unmet housing need is met within the Housing Market Area and/or in other appropriate locations, where consistent with the achievement of sustainable development. This early review was required by the Local Plan Inspector.
4. The review is triggered by the two reasons mentioned in paragraphs 2 and 3 above. It is a process which the Council will undertake in order to ensure the FLP32 is and remains up to date. The review is a procedural requirement which does not necessarily mean that the FLP32 has become out of date.
5. On 22nd January 2020 the Planning Committee agreed the Council’s responses to the Regulation 18 consultation, the scope of the partial review and that technical assessments be carried out. Since then work has continued on the Statement of Common Ground and Housing Needs and Requirement Paper. A number of other technical assessments and supporting documents have been produced.

Progress Towards Publication

6. Since the Planning Committee in January a small number of amendments have been made to the supporting documents that were presented to that Committee. In most cases this involved changing the date on the cover from January to March and updating the introduction to clarify that the technical assessments had been carried out. With respect to the Appendix 6 Schedule of Revisions to FLP32, Town and Country Planning (Local Planning) (England) Regulations 2012 8(5) stipulates where a local plan (in this case the Partial Review) contains a policy that is intended to supersede another policy in the adopted development plan, it must state the fact and identify the superseded policy. Therefore, a list of policies that will be amended is included in the introduction to the Schedule of Revisions. For completeness, all of the documents (appendices) provided to Planning Committee on 22nd January are provided to this Planning Committee.
7. The Council has also carried out a three-week pre-consultation with statutory consultees. They were sent the Draft Statement of Common Ground, the Schedule of Revisions and the Summary of Responses to the Regulation 18 Consultation on 30th January. The Statutory Consultees were asked to respond saying that they wish to be an ‘additional signatory’ to the Draft Statement of Common Ground.
8. Wyre Council have responded to the Draft Statement of Common Ground and have stated that as they still at present have unmet need the National Planning Policy Framework indicates that Fylde should meet this

through the Partial Review. However, the Wyre Local Plan (2011-2032) includes a mechanism through its Policy LPR1 to address this unmet need. Therefore, it is not accepted that Wyre have unmet need that “cannot be met” in Wyre, as this can only be demonstrated by Wyre’s Partial Review. The Draft Statement of Common Ground presented here therefore indicates areas of disagreement.

9. Your officers consider that the existence of disagreement between the authorities need not impede progress of Fylde’s Partial Review. The Schedule of Revisions has been amended to note that the revised housing requirement allows account to be taken of any need from neighbouring authorities that cannot be met. Therefore, should Wyre’s current unmet need of approximately 30 dwellings per year still remain after Wyre’s Partial Review is complete, these 30 dwellings per annum could be provided in Fylde from within the range of 275-415. Therefore, no new allocations are needed. This will allow Fylde to progress its Partial Review in accordance with the Framework. This will create a more robust and effective five-year supply of housing land.
10. The Council has carried out a screening exercise to ascertain whether the revisions proposed by the Partial Review have any negative impacts on Health. Appendix 9 presents the results of this screening. Most of the proposed revisions have no impact and this is recorded in the right-hand column. Ten of the proposed revisions will have a positive impact on health. None of the proposed revisions have a negative impact on health.
11. The Council has also updated its Statement of Community Involvement (SCI). The SCI2020 is being presented to this Planning Committee for member approval. The Publication consultation will be carried out in accordance with the SCI2020.

Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA)

12. This work has been carried out by Arcadis. As more than five years has elapsed since the last time the scope of the Sustainability Appraisal (SA) was updated there is a statutory requirement to consult on the scope of the SA with the statutory consultees. A five-week consultation commenced on 17 January and ended on 21 February 2020. The responses received are analysed in the SA Scoping Report. There is also a requirement to update the plans, policies and programmes and baseline which inform the SA. Arcadis then prepared a focussed SA Report which meets all the regulatory requirements plus a non-technical summary. Arcadis have also prepared a focussed HRA screening report to cover the amended policies only. This references the previous HRA and explains how the Partial Review has affected its results.
13. The conclusion of the SA was that overall, only minor amendments and updates to the existing appraisals of policies were required and, generally speaking, where effects were updated they were made more positive. No new negative effects on the environment or sustainability are predicted as a result of the sustainability appraisal of the Partial Review.
14. With respect to the HRA the HRA Screening Report concludes that a likely significant effect on a European Site as a result of the Council’s proposed revisions to the FLP32, through the Partial Review, can be objectively ruled out at this stage.

Economic Viability Assessment (EVA)

15. Keppie Massie have prepared a review of the Partial Review of the Fylde Local Plan to 2032 to identify any changes to Local Plan Policies which may have an impact on viability. They have then considered the FLP32 policy testing undertaken in the original Economic Viability Assessments and identified whether the revisions introduced by the Partial Review give rise to a need for adjustments to the assumptions made and as a result further viability testing. Based on the review they have undertaken they are satisfied that the changes proposed do not result in any alterations to the policies previously tested and as a result give rise to additional costs for development not previously taken into account in the previous economic viability assessments.
16. The previous Economic Viability Assessments were based on NPPF12 and Keppie Massie have therefore analysed the methodology and inputs used in their preparation, in the light of new guidance in the form of NPPF19 and updated PPG. Having undertaken this assessment they are satisfied that the previous EVAs accord to the requirements of this new best practice guidance and hence there is no need to undertake any amendments or to make adjustments to the viability testing.

17. The evidence base supporting the previous EVAs was compiled in the summer of 2015. The final stage of this review has therefore been to consider market signals and any potential changes to appraisal inputs that may be required as a result. Having undertaken this exercise we are satisfied that there have been no significant changes that would give rise to a different viability outcome than that reported in the previous EVAs.
18. Overall Keppie Massie have concluded that they are satisfied that the policies contained in the FLP32 and the proposed revisions arising from the Partial Review are realistic and that the total cumulative cost of all relevant policies will not undermine the deliverability of the plan.
19. It should be noted that at the time of publication of the committee agenda a final version of the EVA2020 was not available. The final version of the EVA2020 will be made available at Planning Committee.

Next Steps

20. The Partial Review of the Fylde Local Plan to 2032, supporting documents and technical assessments will be published for a six-week public consultation in accordance with the SCI2020 and the Town and Country (Local Planning) (England) Regulations 2012. Once the consultation has ended the Council will prepare for the submission of the Partial Review to the Secretary of State. A Planning Inspector will be appointed by the Planning Inspectorate and the Examination in Public is anticipated to take place over the summer of 2020.

IMPLICATIONS	
Finance	The publication consultation, submission and examination in public will also incur costs which at present are unquantified but it is anticipated that these may also be met from existing approved budgets. The Partial Review will be carried out by the existing policy team at the Council at no additional cost.
Legal	The Partial Review will follow the process set out in the Town and Country Planning (Local Planning)(England)Regulations 2012, Sustainability Appraisal will be carried out in accordance with the Environmental Assessment of Plans and Programmes 2004.
Community Safety	There are no implications for Community Safety.
Human Rights and Equalities	There are no implications for Human Rights and Equality. A Health Impact Screening of the proposed schedule of revisions has been carried out and will be published for consultation alongside the Partial Review of the Fylde Local Plan to 2032
Sustainability and Environmental Impact	A Sustainability Appraisal has been carried out and will be published for consultation alongside the Partial Review of the Fylde Local Plan to 2032.
Health & Safety and Risk Management	There are no health and safety implications.

LEAD AUTHOR	CONTACT DETAILS	DATE
Julie Glaister	Julie.glaister@fylde.gov.uk	11 th March 2020

BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
Local Development Scheme	November 2019	https://new.fylde.gov.uk/resident/planning/planning-policy-local-plan/local-development-scheme/
Statement of Community Involvement	March 2020	Not published until after Committee

Linked documents: [CMIS > Meetings Calendar](#)

Appendix 1 Regulation 18 Consultation Letter

Appendix 2 Summary of Responses to the Regulation 18 Consultation

Appendix 3 Schedule of Evidence

Appendix 4 Implications of NPPF19 for FLP32

Appendix 5 References to NPPF12 within the Fylde Local Plan to 2032

Appendix 7 Statement of Common Ground

Appendix 8 Housing Needs and Requirement Background Paper

Appendix 9 Health Impact Screening of the Partial Review of the Fylde Local Plan to 2032

Appendix 10 Sustainability Appraisal and Habitats Regulations Assessment Screening

Appendix 11 Economic Viability Assessment 2020

Attached documents:

Appendix 6 Schedule of Revisions to FLP32



Partial Review of the Fylde Local Plan to 2032

**Schedule of Revisions
to the FLP32**

March 2020

Schedule of Revisions to the FLP32

The Fylde Local Plan to 2032 (the FLP32) was adopted on 22nd October 2018. It was examined in accordance with the National Planning Policy Framework 2012 (NPPF12). A revised National Planning Policy Framework was published in July 2018 (NPPF18) and a further version with minor additional revisions was published in February 2019 (NPPF19). Paragraph 212 of NPPF19 states that *“Plans may need to be revised to reflect policy changes which the replacement framework has made. This should be progressed as quickly as possible, either through a partial revision or by preparing a new plan”*. In light of this, Fylde Council is carrying out a Partial Review of the Local Plan.

Additionally, Paragraph 1.27 of the Local Plan states that *“Fylde Council recognises that Wyre Council have identified difficulties in planning to meet its objectively- assessed need for housing. Any need that remains unmet following the adoption of Wyre’s Local Plan will need to be addressed. Fylde Council will undertake an early review of the Plan (whether partial or full) to examine this issue, working with other authorities adjoining Wyre under the Duty to Co-Operate. The objective of this process would be to ensure that any unmet need is met within the Housing Market Area and/or in other appropriate locations, where consistent with the achievement of sustainable development”*.

Accordingly, the Partial Review of the Local Plan is defined by the changes between NPPF12 and NPPF19, as well as the Duty to Cooperate.

The proposed revisions within this document are required to ensure the conformity of the Local Plan with the NPPF19, and to ensure that the Council complies with Paragraph 1.27 of the Local Plan. They involve alterations to policies and text that are essential to serve the function of the Partial Review.

This schedule presents the revisions that are being proposed, alongside the relevant policy or text from the Fylde Local Plan to 2032. The justification for each revision is also acknowledged.

Appendix 1 of the Schedule is the list of Proposed Strategic and Non-Strategic Policies. This is provided as a separate schedule. These will be applied as changes to the policy titles and contents page of the Fylde Local Plan to 2032, but are listed separately in order that the main schedule does not become cluttered with these changes.

A version of the Local Plan incorporating all accepted amendments will be produced at the end of the Examination period. It is intended that the revisions introduced by the Partial Review of the Fylde Local Plan to 2032 will supersede relevant text in the Fylde Local Plan to 2032, which is the adopted development plan, once the Partial Review has been completed and adopted by Fylde Council. A list of policies which will be superseded from the Fylde Local Plan to 2032 has been produced in accordance with the Town and Country Planning (England) Regulations 2012 Part 4 Regulation 8(5).

Fylde Local Plan to 2032 Policies which will be superseded by the Partial Review of the Fylde Local Plan to 2032 in accordance with Regulation 8(5).

Policy DLF1: Development Locations for Fylde

Policy GD4: Development in the Countryside

Policy GD 7: Achieving Good Design in Development

Policy EC5 Vibrant Town, District and Local Centres

Policy H1: Housing Delivery and the Allocation of Housing Land

Policy H6: Isolated New Homes in the Countryside

Policy ENV1: Landscape

Policy ENV2: Biodiversity

Policy ENV3: Protecting Existing Open Space (Part of the Green Infrastructure network)

The Development Plan also comprises Neighbourhood Development Plans (NDP). There are two Neighbourhood Plans which have been made, Saint Anne's on the Sea Neighbourhood Plan and Bryning with Warton Neighbourhood Plan.

Fylde Council wrote to Saint Anne's Town Council on 30 August 2019 to advise that the Council had conducted a review of the Saint Anne's on the Sea Neighbourhood Plan to ensure its general conformity with the FLP32. The policies in the NDP are in general conformity with the FLP32. Additionally, the Town Council were advised that there are references to the Framework in the NDP which have been superseded by the publication of NPPF19.

Fylde Council also wrote to Bryning with Warton Parish Council on 30 August 2019 to advise that the Council had conducted a review of the Bryning with Warton Neighbourhood Plan to ensure its general conformity with the FLP32. The policies in the NDP are in general conformity with the FLP32. Additionally, the Parish Council were advised that there are references to the Framework in the NDP which have been superseded by the publication of the NPPF19.

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change
Chapter 1: Introduction		
Paragraph 1.3	<p>The Fylde Local Plan to 2032 supersedes the saved policies of the Fylde Borough Local Plan (As Altered: October 2005). Appendix 1 sets out the policies in the adopted Fylde Borough Local Plan (As Altered: October 2005) and shows:</p> <ul style="list-style-type: none"> • Policies 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. <p><u>Preparation of the Fylde Local Plan to 2032 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 followed the guidance set out in the Framework, published in March 2012 and the Planning Practice Guidance (PPG), issued in March 2014 (as updated). The revised National Planning Policy Framework was published in July 2018, and a further version, published in February 2019, incorporated minor further revisions. Henceforth in this document “the Framework” refers to the February 2019 version of the Framework. Paragraph 214 of the revised Framework provides a transitional arrangement for Local Plans submitted for Examination on or before 24th January 2019 whereby, for the purposes of Examination, the policies in the 2012 Framework apply. The Fylde Local Plan to 2032 was therefore prepared and Examined with reference to the 2012 Framework, in accordance with the transitional arrangement.</u></p>	Text consolidated from paragraph 1.4 to allow additional paragraph. Minor updates made to the text transferred to include reference to the 2019 Framework

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change
Paragraph 1.4	<p>Preparation of the Fylde Local Plan to 2032 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 (as updated). The revised National Planning Policy Framework was published in July 2018. Paragraph 214 of the revised Framework provides a transitional arrangement for Local Plans submitted for Examination on or before 24th January 2019 whereby, for the purposes of Examination, the policies in the 2012 Framework apply. The Fylde Local Plan to 2032 has therefore been prepared and Examined with reference to the 2012 Framework, in accordance with the transitional arrangement. This version of the Local Plan is the Partial Review of the Fylde Local Plan to 2032. The Council has undertaken the Partial Review to address two matters:</p> <ul style="list-style-type: none"> • <u>Paragraph 212 of the Framework states that Plans may need to be revised to reflect policy changes which the replacement framework has made. This should be progressed as quickly as possible, either through a partial revision or by preparing a new plan. This Partial Review of the Fylde Local Plan to 2032 incorporates revisions to ensure the Local Plan is in accordance with the revised Framework of February 2019.</u> 	Introduction paragraph revised to include introduction to the Partial Review and to the 2019 Framework

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change
Paragraph 1.4 (contd.)	<ul style="list-style-type: none"> • <u>Paragraph 1.27 of the Local Plan commits the Council to undertake an early review of the Plan (whether partial or full) to examine the issue of unmet need in Wyre, if Wyre’s Local Plan is adopted with unmet need. The Wyre Local Plan (2011-2031) was adopted on 28th February 2019 with a shortfall of housing provision against the housing need figure identified in the plan. This Partial Review of the Fylde Local Plan to 2032 incorporates revisions to provide explanation of the updated position in order to address the issue, and is accompanied by a supporting statement of common ground.</u> 	

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change
Paragraph 1.5	<p>The new Fylde Local Plan to 2032 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):</p> <ul style="list-style-type: none"> • An economic role-objective – contributing to building to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, and innovation and improved productivity; and by identifying and coordinating development requirements, including the provision of infrastructure; • A social role-objective – supporting to support strong, vibrant and healthy communities, by providing the supply of housing required <u>ensuring that a sufficient number and range of homes can be provided</u> to meet the needs of present and future generations; and by creating a high quality fostering a well-designed and safe built environment, with accessible local services and open spaces that reflect the community's current and future needs and supports communities' its health, social and cultural well-being; and • An environmental role-objective – contributing to contribute to protecting and enhancing our natural, built and historic environment; and, as part of this including making effective use of land, helping to improve biodiversity, use using natural resources prudently, minimise minimising waste and pollution, and mitigate mitigating and adapt adapting to climate change, including moving to a low carbon economy. 	To accord with revised wording in NPPF19 paragraph 8.

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change
Paragraph 1.9	<p>Neighbourhood Development Plans (NDPs) may also be produced by a parish/town council or a neighbourhood forum. Neighbourhood planning provides a powerful set of tools for local residents to ensure they achieve the right type of development for their community. NDP policies must be in general conformity with the strategic policies of the adopted Local Plan and National Policy. The Framework states <i>'Neighbourhood planning gives communities direct the power to develop a shared vision for their neighbourhood area. Neighbourhood plans can shape, direct and help to deliver the sustainable development, they need by influencing local planning decisions as part of the statutory development plan.'</i> Two NDPs have been prepared in advance of this Local Plan. The St Anne's on the Sea NDP and the Bryning with Warton NDP were both made on 24th May 2017, following public hearings and referenda. Neighbourhood Development Plans for Wrea Green and Staining are in progress. Elswick Parish Council has agreed to prepare a NDP, following the decision of the Development Management Committee on 9 March 2016 to reduce the number of homes from 140 to 50 and to change its status to a Tier 2 Smaller Rural Settlement. Improvements may be required to the existing A585 Thistleton junction to improve safety and accessibility.</p>	To accord with revised wording in NPPF19 paragraph 29.

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change
Paragraph 1.15	<p>The Framework gives further guidance on <i>'planning strategically across local boundaries'</i> <i><u>Maintaining effective cooperation</u></i> and highlights the importance of joint working to meet <u>help</u> to determine where additional infrastructure is necessary, and whether development requirements <u>needs</u> that cannot be wholly met within a single local planning <u>particular plan</u> area could be met elsewhere, through either joint planning policies or informal strategies such as infrastructure and investment plans. <i><u>'Public bodies have a Duty to Cooperate on planning issues Local planning authorities and county councils (in two-tier areas) are under a duty to cooperate with each other, and with other prescribed bodies, on strategic matters that cross administrative boundaries. The Government expects joint working on areas of common interest to be diligently undertaken for the mutual benefit of neighbouring authorities.'</u></i> (the Framework)</p>	To accord with revised wording in NPPF19 paragraphs 24 and 26.
Paragraph 1.16	<p>The Framework states that <i>'Local planning authorities will be expected to demonstrate evidence of having effectively co-operated to plan for issues with cross boundary impacts when their Local Plans are submitted for examination-In order to demonstrate effective and on-going joint working, strategic policy-making authorities should prepare and maintain one or more statements of common ground, documenting the cross-boundary matters being addressed and progress in cooperating to address these.'</i> The paragraph also provides examples of how evidence of co-operation may be demonstrated, such as jointly prepared strategies or planning policies, joint committees with neighbouring authorities to make decisions or memorandums of understanding to agree how authorities and bodies will co-operate with each other as they prepare planning policy or strategy.</p>	To accord with revised wording in NPPF19 paragraph 27.

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change
Paragraph 1.18	<p>Under the Duty to Cooperate Fylde, Blackpool, Wyre and Lancashire County Councils are collectively working together on the strategic priorities highlighted in the Framework for the Fylde Coast sub-region, which are:</p> <ul style="list-style-type: none"> • <u>the overall strategy for the pattern, scale and quality of development;</u> • the homes and jobs needed in the area <u>housing (including affordable housing), employment, retail, leisure and other commercial development;</u> • the provision of retail, leisure and other commercial development; • the provision of <u>infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);</u> • coastal change management; • the provision of minerals (including mineral safeguarding areas) and energy (including heat); • <u>community facilities</u> the provision of (such as health, security, community education and cultural infrastructure and other local facilities); and • climate change mitigation and adaptation; 	To accord with revised wording in NPPF19 paragraph 20.

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change
	<ul style="list-style-type: none"> conservation and enhancement of the natural, <u>built</u> and historic environment, including <u>landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.</u> 	
Paragraph 1.24	<p>Wyre Council wrote to Fylde Council in May 2016, under the Duty Cooperate, to request that Fylde Council assist Wyre Council in meeting its objectively assessed housing need. The Objectively Assessed Need (OAN) figures for the three Fylde Coast Authorities originate from the ranges set out in the original SHMA 2014 and its updates which considered revised population and household formation data. For Wyre Council this gave an OAN of between 400 and 479 dwellings per annum from 2011 to 2031. Wyre Council considers 479 dwellings per annum to be an appropriate housing requirement figure which ties in with the economic evidence and this figure was accepted by Wyre Council on 14th April 2016. In consequence, the Local Plan was adopted with a mechanism to trigger a review (whether full or partial) to examine the issue of unmet need. The explanation was given in the original text of the Local Plan in paragraphs 1.24 to 1.27. The review mechanism is contained in paragraph 1.27. The original policy text is reproduced for information below:</p>	To provide an updated position concerning the Wyre Local Plan, in response to the requirement in paragraph 1.27 of the adopted FLP32

<p>After paragraph 1.24</p>	<p><u>Text from original Fylde Local Plan to 2032 as Adopted in October 2018:</u></p> <p><u>1.24</u> <u>Wyre Council wrote to Fylde Council in May 2016, under the Duty Cooperate, to request that Fylde Council assist Wyre Council in meeting its objectively assessed housing need. The Objectively Assessed Need (OAN) figures for the three Fylde Coast Authorities originate from the ranges set out in the original SHMA 2014 and its updates which considered revised population and household formation data. For Wyre Council this gave an OAN of between 400 and 479 dwellings per annum from 2011 to 2031. Wyre Council considers 479 dwellings per annum to be an appropriate housing requirement figure which ties in with the economic evidence and this figure was accepted by Wyre Council on 14th April 2016.</u></p> <p><u>1.25</u> <u>Wyre Council has identified that the supply of deliverable land is constrained by three main issues:</u></p> <ul style="list-style-type: none"> • <u>Highway capacity, in particular on the A585(T), and A6 and also at Junctions 1 and 3 on the M55</u> • <u>Flood Risk</u> • <u>Green Belt</u> <p><u>1.26</u> <u>Wyre Council's evidence base in relation to these issues remains incomplete and the exact extent of their unmet need is unknown as the precise numbers of homes that will need to be delivered outside Wyre Council's administrative area has not yet been assessed. It is also unclear what provision, if any, other neighbouring authorities will be able to make. The difficulty has arisen because of timing: the production of plans has not been aligned.</u></p>	<p>Previous text to be included within box for clarification. The new text explains what has been done in response to this text.</p>
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Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change
	<p><u>1.27 Fylde Council recognises that Wyre Council have identified difficulties in planning to meet its objectively-assessed need for housing. Any need that remains unmet following the adoption of Wyre’s Local Plan will need to be addressed. Fylde Council will undertake an early review of the Fylde Local Plan (whether full or partial) to examine this issue, working with other authorities adjoining Wyre under the Duty to Co-Operate. The objective of this process would be to ensure that any unmet need is met within the Housing Market Area and/or in other appropriate locations, where consistent with the achievement of sustainable development.</u></p>	
Paragraph 1.25	<p><u>The Wyre Local Plan (2011-2031) was adopted on 28th February 2019. Paragraph 4.1.6 of the Wyre Local Plan identifies the Objectively Assessed Need (OAN) for housing to be 479 dwellings per annum, equating to 9,580 over the plan period to 2031, derived from the Fylde Coast SHMA and its Addenda. The Wyre Local Plan Policy SP1 states that it will deliver a minimum of 9,200 dwellings, which equates to 460 dwellings per annum over the plan period, resulting in a shortfall of 380 dwellings or 4% of the OAN. The adoption of the Wyre Local Plan with this shortfall therefore triggers the early review mechanism contained within paragraph 1.27 of the Fylde Local Plan to 2032 (as adopted). Wyre Council has identified that the supply of deliverable land is constrained by three main issues:</u></p> <ul style="list-style-type: none"> • <u>Highway capacity, in particular on the A585(T), and A6 and also at Junctions 1 and 3 on the M55</u> • <u>Flood Risk</u> • <u>Green Belt</u> 	To provide an updated position concerning the Wyre Local Plan, in response to the requirement in paragraph 1.27 of the adopted FLP32

<p>Paragraph 1.26</p>	<p><u>The Wyre Local Plan includes a policy LPR1 which commits Wyre Council to a partial review of the Wyre Local Plan “with the objective of meeting the full Objectively Assessed Housing Needs”. The policy specifies that the review is to include :</u></p> <p><u>1. An update of Objectively Assessed Housing Needs.</u></p> <p><u>2. A review of transport and highway issues taking into account:</u></p> <p><u>(i) housing commitments and updated housing needs;</u></p> <p><u>(ii) implemented and committed highway schemes;</u></p> <p><u>(iii) the scope for sustainably located sites where the use of sustainable transport modes can be maximised; and</u></p> <p><u>(iv) the additional transport and highways infrastructure that will be needed to meet in full the updated Objectively Assessed Housing Needs.</u></p> <p><u>3. Allocation of sites to meet the full Objectively Assessed Housing Needs taking into account 2. above.</u></p> <p><u>Whether the unmet need of 380 dwellings from the Wyre Local Plan (2011-2031) cannot be met in Wyre is a matter for the Partial Review of the Wyre Local Plan’s reassessment of housing need in Wyre and how it is to be met. The Wyre Local Plan Policy LPR1, and the Inspector’s report, makes clear that any unmet needs will be met in Wyre, through the Partial Review of the Wyre Local Plan. The Wyre Local Plan was prepared and adopted under the 2012 version of the Framework: the update of housing needs that Wyre Council will conduct under their policy LPR1 will be in line with the revised policy in the 2019 version of the Framework, and the updated PPG. The local housing need for Wyre calculated using the standard method in PPG gives a figure of 308 dwellings per annum. This is significantly below the 460 dwellings per annum that the Wyre Local Plan provides for. Therefore, the housing needs in Wyre under an assessment using the standard method will be fully met by the Wyre Local Plan. Any housing need that cannot be met in Wyre, established through Wyre’s</u></p>	<p>To provide an updated position concerning the Wyre Local Plan, in response to the requirement in paragraph 1.27 of the adopted FLP32</p>
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Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change
	<p><u>Partial Review, up to and including the need unmet following the adoption of the Wyre Local Plan (2011-2031) (30 dwellings per annum), is provided for if needed through the new housing requirement range of 275-415 in the Partial Review of the Fylde Local Plan to 2032. Wyre Council's evidence base in relation to these issues remains incomplete and the exact extent of their unmet need is unknown as the precise numbers of homes that will need to be delivered outside Wyre Council's administrative area has not yet been assessed. It is also unclear what provision, if any, other neighbouring authorities will be able to make. The difficulty has arisen because of timing: the production of plans has not been aligned.</u></p>	
Paragraph 1.27	<p><u>The Partial Review of the Fylde Local Plan therefore has not needed to incorporate alterations to its strategic policies or housing needs or requirement figure, other than those changes made for other reasons, following consideration of the issue of housing needs in Wyre. Explanatory paragraphs above are revised to clarify the updated position following the Partial Review. Fylde Council recognises that Wyre Council have identified difficulties in planning to meet its objectively assessed need for housing. Any need that remains unmet following the adoption of Wyre's Local Plan will need to be addressed. Fylde Council will undertake an early review of the Fylde Local Plan (whether full or partial) to examine this issue, working with other authorities adjoining Wyre under the Duty to Co-Operate. The objective of this process would be to ensure that any unmet need is met within the Housing Market Area and/or in other appropriate locations, where consistent with the achievement of sustainable development.</u></p>	<p>To provide an updated position concerning the Wyre Local Plan, in response to the requirement in paragraph 1.27 of the adopted FLP32</p>

Paragraph 1.28	<p>Before a Council adopts a Local Plan, it must be submitted to the Secretary of State, and undergo Examination in Public. The Local Plan has been examined by an independent inspector whose role is to assess whether the plan has been prepared in accordance with legal requirements including the Duty to Cooperate, and whether it is sound. The tests of soundness are set out in the Framework; the Local Plan must be:</p> <ul style="list-style-type: none"> • Positively prepared – the plan should be prepared based on providing a strategy which, <u>as a minimum</u>, seeks to meet <u>the area’s objectively assessed development and infrastructure requirements needs;</u> and is informed by <u>agreements with other authorities, so that including unmet requirements need</u> from neighbouring authorities <u>areas is accommodated</u> where it is <u>reasonable practical</u> to do so and <u>is consistent with achieving sustainable development;</u> • Justified – the plan should be the most <u>an appropriate strategy,</u> when considered against <u>taking into account</u> the reasonable alternatives, <u>and</u> based on proportionate evidence; • Effective – the plan should be deliverable over its period, <u>and</u> based on effective joint working on cross-boundary strategic priorities <u>matters that have been dealt with rather than deferred, as evidenced by the statement of common ground;</u> and • Consistent with national policy – the plan should enable <u>enabling</u> the delivery of sustainable development in accordance with the policies in the <u>this</u> Framework. <p>The outcome of the Examination of the Local Plan is explained later in this chapter.</p>	To accord with revised wording in NPPF19 paragraph 35.
Paragraph 1.40	Following further public consultation in February –March 2018 on Main Modifications made during Examination, the Inspector’s Report was published in September 2018. The Inspector found that the Local Plan was legally compliant, and	Consolidation of paragraphs to allow for new content below

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change
	<p>was sound, with Main Modifications as put forward by the Council. The Inspector's Report and Schedules of Modifications are published on the Council's website. <u>The final version of the Local Plan for Adoption incorporated all of the Main Modifications required for soundness. It also incorporated Additional Modifications, which are more minor in nature and do not materially affect the policies of the Local Plan: the Additional Modifications were to correct grammar and spelling, improve clarity or to provide updated information within the text. The Local Plan is accompanied by the Policies Map including Inset Plans, which incorporates modifications made during the Examination process.</u></p>	
New side heading	<u>Partial Review of the Fylde Local Plan to 2032</u>	To introduce new content
Paragraph 1.41	<p>This final version of the Local Plan for Adoption incorporates all of the Main Modifications required for soundness. It also incorporates Additional Modifications, which are more minor in nature and do not materially affect the policies of the Local Plan: these Additional Modifications are to correct grammar and spelling, improve clarity or to provide updated information within the text. The Local Plan is accompanied by the Policies Map including Inset Plans, which incorporates modifications made during the Examination process. <u>This version of the Local Plan is the Partial Review of the Fylde Local Plan to 2032. It incorporates revisions to the text of the adopted Local Plan, to address changes to the Framework and the matter of housing need in Wyre, as set out earlier in this chapter. A Regulation 18 Consultation for the Partial Review was undertaken between 25th April 2019 and 6th June 2019, and the Partial Review of the Local Plan to 2032 reflects the outcomes of that consultation.</u></p>	Original text consolidate into paragraph 1.40. New text added to describe the latest stage of plan preparation

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change
Paragraph 1.42	It is important to gather up-to-date relevant information to support the Local Plan, which is referred to as the 'evidence base'. The Council has collected information on a range of issues to directly inform the preparation of policy. A comprehensive list of the evidence used to inform preparation of the Local Plan is available on the Council's website. <u>Evidence has been updated as necessary in order to justify changes made through the Partial Review of the Fylde Local Plan to 2032.</u>	To note updates made to evidence as part of the Partial Review
Paragraph 1.44	The results of the previous technical assessments have been used to update and enhance the Local Plan during its preparation. Updates of the technical assessments have been undertaken where necessary following modification of the plan during examination. A further update of the HRA was undertaken to take account of the Court of Justice of the European Union (CJEU) judgement (People over Wind & Sweetman v Coillte Teoranta Case C-323/17), dated 12th April 2018, in Ireland: this update incorporated Appropriate Assessment of the policies and allocations where likely significant effects could not be screened out without mitigation. The HRA Update concluded that the Local Plan would not result in adverse effects on the integrity of the European sites, either alone or in-combination with other plans or projects. This conclusion was supported by Natural England. <u>Further updates to the technical assessments have been undertaken to take account of the revisions made by the Partial Review of the Fylde Local Plan to 2032.</u>	To note the updates made to the technical assessments as part of the Partial Review

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change
Cross-Cutting Themes: Equality	<p>In terms of equality, the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. The Council should create a shared vision with communities, of the new housing developments and Gypsies and Travellers and Travelling Showpeople pitches and yards and facilities they wish to see. To support this, the Council should aim to involve all sections of the community in the development of the Local Plan (the Framework).</p> <p>Measures to promote healthier lifestyles, such as promoting walking and cycling, will lead to reductions in inequalities.</p> <p>Improving transport infrastructure and accessibility to such infrastructure reduces the number of trips and provides alternative forms of transport to the car including walking, cycling and public transport.</p>	Removal of quote from NPPF12, no longer within NPPF19 or PPG.

<p>Cross-Cutting Themes: Viability</p>	<p>Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. The plan should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable (the Framework). Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan.</p> <p>Where safeguards are necessary to make a particular development acceptable in planning terms (such as environmental mitigation or compensation), the development should not be approved if the measures required cannot be secured through appropriate conditions or agreements. The need for such safeguards should be clearly justified through discussions with the applicant, and the options for keeping such costs to a minimum fully explored, so that development is not inhibited unnecessarily (the Framework,). The role for viability assessment is primarily at the plan making stage. Viability assessment should not compromise sustainable development but should be used to ensure that policies are realistic, and that the total cumulative cost of all relevant policies will not undermine deliverability of the plan.</p> <p>The Council should set out the policy on local standards in the Local Plan, including requirements for affordable housing. They should assess the likely cumulative impacts on development in their area of all existing and proposed local standards when added to nationally required standards. In order to be appropriate, the</p>	<p>Removal of out-of-date text from NPPF12, replacement with text from NPPF19 and PPG.</p>
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Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change
	<p>cumulative impact of these standards and policies should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle (the Framework). Any affordable housing or local standards requirements that may be applied to development should be assessed at the plan-making stage, where possible, and kept under review (the Framework). <u>It is the responsibility of site promoters to engage in plan making, take into account any costs including their own profit expectations and risks, and ensure that proposals for development are policy compliant. The price paid for land is not a relevant justification for failing to accord with relevant policies in the plan. Landowners and site purchasers should consider this when agreeing land transactions.</u></p> <p>Where practical, CIL charges should be worked up and tested alongside the Local Plan. The CIL should support and incentivise new development, particularly by placing control over a meaningful proportion of the funds raised within the neighbourhoods where development takes place (the Framework). It is important to ensure that there is a reasonable prospect that planned infrastructure is deliverable in a timely fashion. To facilitate this, it is important that the Council understand district-wide development costs at the time Local Plans are drawn up. For this reason, infrastructure and development policies should be planned at the same time, in the Local Plan (the Framework)</p>	
Chapter 2: A Spatial Portrait of Fylde	No changes to be made to this chapter	

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change
Chapter 3: A Vision for Fylde		
Paragraph 3.4	The Vision reflects the twelve core land-use planning principles set out in the Framework.	The twelve core principles appeared in NPPF12 but were deleted in NPPF19. Paragraph deleted.
Chapter 4: Strategic Objectives	No changes to be made to this chapter	

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change
Chapter 5: The Development Strategy		
Policy DLF1	<p>The Local Plan will provide sites for a minimum of <u>6,895-8,715</u> new homes and a minimum of 60.6 Ha (gross requirement) of additional employment land over the plan period to 31 March 2032.</p> <p>...</p> <p>Broad Distribution of Development</p> <p>Strategic Locations</p> <p>Around 7,845 homes, representing 90% of homes to be developed in the plan period (including small sites) and 59.6 Ha of employment land will be located in the four Strategic Locations for development.</p> <p>Non-strategic Locations</p> <p>Around 870 homes, representing 10% of homes to be developed in the plan period (including small sites) and 2.4 Ha of employment land will be located in the Non-strategic Locations.</p> <p>...</p>	<p>Housing numbers edited due to revised housing requirement figure resulting from change to housing needs methodology in NPPF19.</p>

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change
Policy DLF1 (contd.)	<p>Windfalls (including small committed sites)</p> <p>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 10 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 around 1040 homes within the plan period (11% of the housing requirement). There may also be some larger windfall sites that will also contribute to this figure.</p>	<p>Housing numbers edited due to revised housing requirement figure resulting from change to housing needs methodology in NPPF19.</p>
Chapter 6: Strategic Locations for Development	<p>No changes to be made to this chapter</p>	
Chapter 7: General Development Policies		
Paragraph 7.12	<p>The Areas of Separation will be a focus for Green Infrastructure. So far as is consistent with the predominantly open and undeveloped character of the area, opportunities to improve public access and appropriate recreational uses will be supported. Similarly, opportunities to conserve, enhance and restore, <u>enhance and create</u> biodiversity and geodiversity value will be encouraged.</p>	<p>To accord with paragraph 174 of NPPF19.</p>

<p>Policy GD4</p>	<p>Development in the Countryside, shown on the Policies Map including Inset Plans, will be limited to:</p> <ul style="list-style-type: none"> a) that needed for purposes of <u>meeting local business and community needs, for the purposes of</u> agriculture, horticulture or forestry; or other uses appropriate to a rural area, including uses which would help to diversify the rural economy, including small-scale tourist accommodation, holiday caravan sites and very exceptionally, larger scale tourism development;. <u>The development must be sensitive to its surroundings, must not have an unacceptable impact on local roads and exploit any opportunity to make the location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport).</u> b) the re-use or rehabilitation of existing permanent and substantial buildings; c) extensions to existing dwellings and other buildings in accordance with Policy H7; d) development essentially needed for the continuation of an existing enterprise, facility or operation, of a type and scale which would not harm the character of the surrounding countryside; e) isolated new homes in the countryside which meet the criteria set out in Policy H6; f) minor infill development g) <u>development needed to support entry-level exception sites for first-time buyers (or those looking to rent their own home) on land not already allocated for housing which meets the criteria set out in Policy GD7.</u> 	<p>The text in criterion a) requires alteration to reflect text in paragraph 84 of NPPF19.</p> <p>Paragraph 71 of the NPPF19 contains additional text on supporting entry-level homes. Criterion g) should be included as an addition to Policy GD4 to ensure conformity with paragraph 71 of NPPF19.</p>
<p>Paragraph 7.14</p>	<p>The most appropriate development permissible in the countryside will be for the <u>purposes of meeting local business and community needs and</u> for agricultural,</p>	<p>To accord with paragraph 84 of NPPF19 and to reflect the</p>

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change
	horticultural or forestry purposes, where this is necessary for the efficient and effective running of the enterprise. Some forms of tourism development are appropriate within the rural areas, all of which are covered in Chapter 8.	proposed additional text to criterion a) of Policy GD4.
Paragraph 7.21	The Framework provides clear guidance in support of mixed use development. Locally, the focus of development over the lifetime of the plan is within the four Strategic Locations for Development. It is with the quantum of development in these locations that the critical mass will be achieved to ensure that mixed use developments will be delivered, with homes being built close to where people work and shop and also seeking a range of services. Therefore, it is intended that all development on sites where any of criteria a. to c. in Policy GD6 apply should include an element of mixed use. The Framework contains a particular recommendation for live / work. It says that when drawing up local plans, councils should <u>“facilitate allow for new and flexible working practices (such as live-work accommodation)”</u> , such as the integration of residential and commercial uses within the same unit (the Framework).	Paragraph 7.21 quotes from paragraph 21 of NPPF12. The text from NPPF12 has been replaced with the new wording in paragraph 81d) of NPPF19.

<p>Criterion l) and criterion p) of Policy GD7</p>	<p>...</p> <p>Design and Access Statements</p> <p>Where required, all development proposals should be accompanied by a Design and Access Statement that fully explains and justifies the design approach for the scheme.</p> <p>General Principles of good design</p> <p>Development will be expected to be of a high standard of design, taking account of the character and appearance of the local area, including the following requirements:</p> <p>.....</p> <p>l) Creating safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion, and there are clear and legible pedestrian and cycle routes and high quality public space, which encourages the active and continual use of public areas <u>and which promote health and wellbeing.</u></p> <p>p) <u>Ensuring that the quality of approved development is not materially diminished between permission and completion.</u></p> <p>.....</p> <p><i>[A re-numbering of the criteria has occurred subsequent to the addition of criterion p).]</i></p>	<p>The changes to criterion l) of Policy GD7 are necessitated by the additional wording in Paragraph 127 of NPPF19.</p> <p>Paragraph 130 of NPPF19 contains additional text relating to the lowering of standards during the delivering of a development. Criterion p) is needed as an addition to Policy GD7 to ensure conformity with Paragraph 130 of the NPPF19.</p>
<p>Chapter 8: The Fylde Economy</p>		

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change
Paragraph 8.17	<p>The appropriate uses identified in policy EC1 are intended to provide for the development needs of business and industry. The Council will resist proposals which seek to reduce the supply of land for business and industrial use. However, the Framework makes it quite clear that planning policies <u>and decisions need to reflect changes in the demand for land.</u> should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose and land allocations should be regularly reviewed.</p> <p>Performance Monitoring Indicator 5, in Appendix 8, sets out a target / policy outcome recording the cumulative take-up of land for employment development from 1 April 2011 in relation to the plan period requirement of 60.6 Ha.</p>	<p>Paragraph 8.17 quotes from NPPF12, the text from NPPF12 has been deleted and been replaced with a more general reference to the Framework.</p>
Paragraph 8.22	<p>The Framework states that local plans should support economic<u>enable sustainable</u> growth and expansion <u>of businesses</u> in the rural areas by taking a positive approach to sustainable new development <u>and conversions</u>. It also says that local plans should promote <u>enable</u> 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. <u>Sustainable R</u>rural businesses, tourism or recreational uses will also be encouraged. <u>Decisions should enable the retention and development of accessible local services and community facilities in line with the Framework.</u></p>	<p>Paragraph 8.22 refers to the framework but includes out of date text from NPPF12. It has been amended to reflect the content of paragraph 83 of NPPF19.</p>

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change
<p>Policy EC5 Vibrant Town, District and Local Centres</p>	<p>Development Outside of Town Centres</p> <p>Proposals for retail, and leisure and office development in 'edge of centre' or 'out-of-centre' locations will be considered in line with the Framework, bearing in mind the impacts on existing centres.</p> <p>When assessing proposals for retail, and leisure and office development outside of centres, a local threshold of any development more than 750 square metres, will apply in terms of requiring a retail impact assessment.</p> <p>When undertaking a sequential test, or retail impact assessment, it will be necessary to have regard to likely impact upon other centres, including those outside of Fylde.</p>	<p>Paragraph 89 of the NPPF19 removes the need to assess the impact of out of centre office proposals on town centres. The sequential approach is considered to adequately control inappropriate office proposals.</p>
<p>Paragraph 8.55</p>	<p>The sequential approach to planning applications for main town centre uses, as set out in the Framework, will operate requiring a town centres first approach. Proposals for development in 'edge of centre' or 'out-of-centre' locations will be considered in line with the Framework. Consequently, when assessing proposals for retail, and leisure and office development outside of town centres, a local threshold for development comprising more than 750sq.m. will require an impact assessment.</p>	<p>Paragraph 89 of the NPPF19 removes the need to assess the impact of out of centre office proposals on town centres. The sequential approach is considered to adequately control inappropriate office proposals.</p>

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change
Chapter 9: Provision of Homes in Fylde		
Paragraph 9.10	Addendum 1 does not provide a full objective assessment of need for the Fylde Coast, and should therefore, be read alongside the SHMA. It was concluded that the objectively assessed ranges of need in the SHMA remain valid, and are reflective of a longer term and more positive demographic economic context than that projected under the 2012 SNPP. <u>The Council has accepted the findings of the Addendum 1 and they can be viewed on the Council's website at http://www.fylde.gov.uk/council/planning-policy--local-plan-/fylde-coast-strategic-housing-market-assessment/</u>	Consolidation of paragraphs to allow new content in paragraphs 9.13 onwards
Paragraph 9.11	The Council has accepted the findings of the Addendum 1 and they can be viewed on the Council's website at http://www.fylde.gov.uk/council/planning-policy--local-plan-/fylde-coast-strategic-housing-market-assessment/ On 27 February 2015 the Sub National Household Projections 2012-2037 (2012 SNHP) were released by the DCLG. An additional piece of work was commissioned by Fylde, to take account of the 2012 SNHP – The Analysis of Housing Need in light of the 2012 SNHP (Addendum 2).	Consolidation of paragraphs to allow new content in paragraphs 9.13 onwards

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change
Paragraph 9.12	<p>On 27 February 2015 the Sub National Household Projections 2012-2037 (2012 SNHP) were released by the DCLG. An additional piece of work was commissioned by Fylde, to take account of the 2012 SNHP – The Analysis of Housing Need in light of the 2012 SNHP (Addendum 2). The 2014-based household projections to 2039 for England were published on 12 July 2016, and provide a new ‘starting point’ for the assessment of housing needs in line with the PPG. A further piece of work was commissioned by Fylde to take account of the 2014 SNHP and updated economic forecasts – The Objectively Assessed Housing and Economic Development Needs and the Fylde Local Plan to 2032(May 2017) (Addendum 3). Addendum 3 concluded that the evidence indicated an Objectively Assessed Need (OAN) of between 410-430 dwellings per annum.</p>	Consolidation of paragraphs to allow new content in paragraphs 9.13 onwards

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change
Paragraph 9.13	<p>The 2014-based household projections to 2039 for England were published on 12 July 2016, and provide a new ‘starting point’ for the assessment of housing needs in line with the PPG. A further piece of work was commissioned by Fylde to take account of the 2014 SNHP and updated economic forecasts – The Objectively Assessed Housing and Economic Development Needs and the Fylde Local Plan to 2032 (May 2017) (Addendum 3). Addendum 3 concludes that the evidence indicates an Objectively Assessed Need (OAN) of between 410-430 dwellings per annum. A revised Framework was published in July 2018 and was subsequently updated in February 2019. The Framework states that strategic policies should be informed by a local housing need assessment, calculated using the standard method in national planning guidance, unless justified by exceptional circumstances. This national policy therefore means that the approach used by the SHMA and its Addenda is superseded. The Partial Review of the Fylde Local Plan to 2032 is accompanied by the Housing Needs and Requirement Background Paper 2020 which contains the Council’s local housing need assessment, produced in response to this change in national policy. The local housing needs assessment concludes that the minimum local housing need figure is 275 dwellings per annum. The Framework states that any needs that cannot be met in neighbouring areas should be added to this figure. However, as explained in Chapter 1 and set out in the draft statement of common ground and the Housing Needs and Requirement Background Paper, the unmet need in Wyre identified in the Wyre Local Plan (2011-2031) will be addressed through the review process of the Wyre Local Plan. The Council has considered the findings and has determined the housing requirement for the 2011-2032 plan period is 415 net dwellings per annum.</p>	To accord with the requirements of NPPF19 paragraph 60.

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change
Paragraph 9.14	<p><u>The Framework requires that strategic policy-making authorities establish a housing requirement figure for the whole area (the Borough of Fylde), showing the extent to which the identified needs (and any that cannot be met in neighbouring areas) can be met. For the Local Plan, the Council had considered the findings of Addendum 3 to the SHMA and determined the housing requirement for the 2011-2032 plan period to be 415 net dwellings per annum. For the Partial Review of the Fylde Local Plan to 2032, having considered the existence of this adopted figure and the evidence provided by the Housing Needs and Requirement Background Paper 2020 using the government’s standard method for housing need, the Council has determined the housing requirement figure for the plan period to be 6,895-8,715 net dwellings. This is derived from an annual requirement of 415 net dwellings for the period 2011-2019 and 275-415 net dwellings per annum from 2019-20 onwards. This revised housing requirement allows account to be taken of any need from neighbouring authorities that cannot be met, up to the amount of unmet need from the adopted Wyre Local Plan (2011-2031), should any need that cannot be met exist following Wyre’s Partial Review. This-The total figure of 415-6,895-8,715 net dwellings per annum has been used to determine how much deliverable land is allocated in the Fylde Local Plan to 2032 which covers the period from 1 April 2011 – 31 March 2032, this is known as the planned provision. Fylde Council’s role is to address the imperative of housing provision as positively as possible.</u></p>	<p>To accord with the requirements of NPPF19 paragraphs 60 and 65.</p> <p>Housing numbers edited due to revised housing requirement figure resulting from change to housing needs methodology in NPPF19.</p>

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change
Paragraph 9.15	Councils are required to have a five year supply of housing land available. Where an authority is unable to demonstrate a five year supply, applications for housing development will be decided with regard to the 'presumption in favour of sustainable development' contained within paragraph 14 of the Framework. Unless there is an overriding reason why an application should be refused, the Council may find it difficult to resist development which it may consider unsuitable for other reasons. The housing supply will be reviewed at least annually as part of the Council's Authority Monitoring Report and Housing Land Supply Statement.	To remove reference to out-of-date NPPF12 paragraph number
Paragraph 9.16	The historic rate of delivery of new homes in Fylde, before the recession, averaged around 250 homes each year. The annual housing requirement for Fylde is 275-415 net dwellings per annum for the remainder of the plan period. A calculation of 415 net dwellings per annum for 21 complete calendar years from 1 April 2011 to 31 March 2032 produces an <u>The overall housing requirement figure of a minimum of is identified in the Housing Needs and Requirement Background Paper 2020 to be</u> 6,895-8,715 for the Plan period. The Council has identified sufficient sites, including an allowance for small sites and windfalls, to provide a supply figure of 8,819 homes over the Plan period.	To accord with the requirements of NPPF19 paragraphs 60 and 65. Housing numbers edited due to revised housing requirement figure resulting from change to housing needs methodology in NPPF19.

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change
Paragraph 9.17	1,538 dwellings have been completed in Fylde from 2011-2017, an average of 256 dwellings per annum. When this figure is subtracted from the overall plan period requirement of <u>6,895</u> -8,715, it gives a residual requirement of <u>5,357</u> -7,177 dwellings to be completed from 2017 to 2032. This figure (<u>5,357</u> -7,177) includes the shortfall which has accrued during the early years of the plan when large sites were in the planning process. This equates to <u>357</u> -479 dwellings per annum for the remaining years of the plan period. This is the 'Liverpool' method, for the purpose of calculating the 5 year housing land supply and is necessary in order to provide the most effective strategy to facilitate the delivery of housing during the plan period.	To accord with the requirements of NPPF19 paragraphs 60 and 65. Housing numbers edited due to revised housing requirement figure resulting from change to housing needs methodology in NPPF19.
Paragraph 9.18	The housing requirement figure relates to all types of housing including apartments, family housing and housing for specific needs such as the elderly and includes both market and affordable housing. The allocation of new homes over the Plan period to 2032 is set out in policy H1 below.	Paragraph included for continuity, no change has been made.
Paragraph 9.19	The trajectory at Appendix 2 shows the anticipated delivery of homes in relation to the requirement, throughout the plan period to 2032. A detailed trajectory will be published at least annually as part of the Council's Housing Land Supply Statement. The Council's monitoring of housing completions has revealed that since the start of the Local Plan period a shortfall of 952 homes has accrued as at 31st March 2017. Planning application commitments amount to 6,111 homes as at 30th September 2017. This means that 70%- <u>88%</u> of the requirement for the plan period already has planning permission. Completions are anticipated to increase as larger sites commence delivery. The shortfall of 952 homes will be delivered over the remainder of the plan period to 2032.	To accord with the requirements of NPPF19 paragraphs 60 and 65.

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change
Policy H1	<p>The Council will provide for and manage the delivery of new housing by:</p> <p>a) Setting and applying a minimum housing requirement of 415 net homes per annum for the plan period 2011-20322019 and a housing requirement of <u>275-415 net homes per annum for the period 2019-2032.</u></p> <p>b) Keeping under review housing delivery performance on the basis of rolling 3 year completion levels as set out in accordance with the Monitoring Framework at Appendix 8.</p> <p>c) Ensuring there is enough deliverable land suitable for house building capable of providing a continuous 5 year supply calculated using the “Liverpool” method from the start of each annual monitoring period and in locations that are in line with the Policy DLF1 (Development Locations for Fylde) and suitable for developments that will provide the range and mix of house types necessary to meet the requirements of the Local Plan.</p> <p>d) The delivery of the developable sites, which are allocated for housing and mixed use from 1 April 2011 to 31 March 2032 and provided for through allowances, to provide for a minimum of 6,895-8,715 homes.</p>	<p>To accord with the requirements of NPPF19 paragraphs 60 and 65.</p> <p>Housing numbers edited due to revised housing requirement figure resulting from change to housing needs methodology in NPPF19.</p>

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change
Paragraph 9.22	<p>To make sufficient land available to deliver a minimum of <u>6,895-8,715</u> new homes up to the end of the Plan period in 2032 the Council will:</p> <ul style="list-style-type: none"> • allocate land for residential development; • take into account existing commitments where planning permission has been granted, the Council is minded to approve, and development that may or may not have commenced; • monitor completions; and • consider the possibility of small (not allocated) and windfall sites coming forward outside the Local Plan making process, including long term empty homes re-entering the market. 	To accord with the requirements of NPPF19 paragraphs 60 and 65.
Paragraph 9.24	<p>Performance Monitoring Indicator 1, in Appendix 8, sets out a target / policy outcome to record the net additional homes completed against the residual requirement of <u>357-479</u> per annum. Performance Monitoring Indicator 2 sets out a target / policy outcome to achieve a 5 year supply of housing land. Performance Monitoring Indicator 3 sets out a target / policy outcome to have a housing trajectory that delivers a minimum of <u>6,895-8,715</u> homes over the plan period.</p>	To accord with the requirements of NPPF19 paragraphs 60 and 65.

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change
Paragraph 9.49	The Framework recommends that councils should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area (The Framework, paragraph 53). The amount of residential development that has been permitted on garden land over recent years in Fylde has been relatively low. There has been an average of two residential completions in gardens each year in Lytham and St Annes, with a total of five in Kirkham (2003- 2014), one in Warton, none in Freckleton and two in the rural areas. It is, however, acknowledged that concern about the impact of proposals can be particularly acute. Policy H2 only allows for garden land development subject to stringent caveats relating to design, character, access, amenity and other matters.	Paragraph number from NPPF12 removed; text is still in accordance with NPPF19
Paragraph 9.57	The Framework states that councils should normally approve planning applications for change to residential use and any associated development from commercial buildings (Class B uses) where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate <u>support proposals for alternative uses of land which is currently developed but not allocated, where this would help to meet identified development needs. However, the Local Plan provides for the identified needs to be met without the wholesale loss of existing business premises.</u>	Amended to accord with NPPF19 paragraph 121

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change
Paragraph 9.58	<p>The Framework states that the long term retention of allocated sites should be avoided where there is no reasonable prospect of the land being brought forward for B1, B2 and B8 uses. makes it quite clear that planning policies and decisions need to reflect changes in the demand for land. However, the Fylde Employment Land Study recommends that the Council should protect existing employment sites that are not the subject of consents for alternative uses. The Study states that all existing business and industrial land and premises should be retained as there is a shortage within Fylde. See Chapter 8 for detailed policy on employment land in Fylde.</p>	<p>Paragraph 9.58 quotes from NPPF12, the text from NPPF12 has been deleted and been replaced with a more general reference to the Framework.</p>
Paragraph 9.67	<p>The figure of 249 per annum would represent a large proportion of the 275-415 per annum requirement of all housing for Fylde, and this would therefore be undeliverable. The private rented sector in Fylde is of considerable importance in providing accommodation for those in affordable housing need, particularly for small units of accommodation. The SHMA shows that 61.8% of housing benefit claimants in Fylde live in the private rented sector, compared to the figure of 34.5% for England. There has been a growing number of HMOs and flat conversions. Whether this has provided an ideal form of accommodation for those in housing need cannot be known for certain, but the expression of bids for the stock of the affordable housing providers through MyHomeChoiceFyldeCoast demonstrates demand unfulfilled by the private rented sector.</p>	<p>To accord with the requirements of NPPF19 paragraphs 60 and 65.</p>

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change
Policy H6	<p>...</p> <p>4. Where the development would re-use redundant or disused buildings and lead to enhancement in the immediate setting; <u>or</u></p> <p>5. Where the development would involve the subdivision of an existing residential <u>dwelling</u>.</p>	To accord with revised wording in NPPF19 paragraph 79.
Chapter 10: Health and Wellbeing	No changes to be made to this chapter	
Chapter 11: Infrastructure, Service Provision and Transport		
Paragraph 11.1	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. One of the 12 core planning principles set out in the Framework states that Planning should proactively drive and support sustainable economic development, and this includes the delivery of infrastructure. Additionally, the Framework requires that planning policies should recognise and seek to address potential barriers to investment, including any lack of infrastructure.	<p>Removal of out of date reference to core planning principles from NPPF12; these have been deleted in NPPF19 so the reference to the Framework is removed.</p> <p>The final sentence has been altered to accord with Paragraph 81 c) of the NPPF19.</p>

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change
<p>Paragraph 11.2</p>	<p>What is Infrastructure?</p> <p>Infrastructure has a broad definition and includes, but is not restricted to the following:</p> <ul style="list-style-type: none"> • Information and Communications Technology: telecommunications <u>electric communications</u>, broadband and cable television..... 	<p>References to telecommunications in NPPF12 have been changed to electronic communications in NPPF19.</p>
<p>Paragraph 11.7</p>	<p>Whilst new infrastructure will be required to deliver the level of development identified in the Local Plan, it is important that it is located so that it makes the most efficient use of existing infrastructure. Development should be directed toward those settlements that have a good range of existing infrastructure and services before considering areas where there are deficits requiring investment and improvement. However, it is also important that improvements, such as telecommunications<u>electric communications</u> and broadband to serve new businesses, are identified and that the Local Plan helps make these improvements happen.</p>	<p>References to telecommunications in NPPF12 have been changed to electronic communications in NPPF19.</p>

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change
Paragraph 11.12	<p>The IDP has established the essential infrastructure that will be needed to help deliver all of the development identified both within and outside the four Strategic Locations for Development, (see chapters 5 and 6). There are a number of infrastructure providers, including the utility services – water, sewerage treatment, electricity, gas and telecommunications <u>electronic communications</u>. These bodies are required to co-operate with the Council on issues of common concern in strategic planning under the ‘Duty to Cooperate.’ Local public sector providers, including health and education, are supported by national government sources of funding but this is generally aimed at catering for existing demand plus some ‘natural’ growth and refurbishment / replacement programmes.</p>	<p>References to telecommunications in NPPF12 have been changed to electronic communications in NPPF19.</p>

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change
Paragraph 11.59	<p>The Framework encourages councils to set local parking standards for residential and non-residential development, taking into account:</p> <ul style="list-style-type: none"> • the accessibility of the development; • the type, mix and use of development; • the availability of and opportunities for public transport; • local car ownership levels; and • an overall need to reduce the use of high emission vehicles <u>and ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.</u> <p>Councils should only impose local <u>maximum</u> parking standards for residential and non-residential development where there is clear and compelling justification that it is necessary to manage their local road network, <u>or for optimising the density of development in city and town centres and other locations that are well served by public transport. In town centres local authorities should seek to improve the quality of parking so that it is convenient, safe and secure, alongside measures to promote accessibility for pedestrians and cyclists.-</u></p>	<p>FLP32 contains some quoted content from Paragraph 39 of NPPF12. The final bullet point requires updating to reflect the content of Paragraph 105 e) of the NPPF19.</p> <p>The text in the final sentence of Paragraph 11.59 contains out-of-date wording relating to NPPF12 and should be amended to ensure conformity with Paragraph 106 of NPPF19.</p>

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change
Chapter 12: Water Management, Flood Risk and Climate Change	No changes to be made to this chapter	
Chapter 13: Conserving and Enhancing the Natural, Historic and Built Environment		
Policy ENV1. Landscape	Development will have regard to its visual impact within its landscape context and the landscape type in which it is situated. Development will be assessed to consider whether it is appropriate to the landscape character, amenity and tranquillity within which it is situated, as identified in the Lancashire Landscape Character Assessment, December 2000 or any subsequent update. Development will also need to have regard to any impact on valued landscapes. In addition: ...	Paragraph 170a) NPPF 19 states that valued landscapes should only be protected commensurate with their statutory status or if they have been identified in a development plan. The FBLP32 does not designate any valued landscape therefore this reference to valued landscapes has been removed in line with NPPF19.

<p>Policy ENV1.Coastal Change Management Areas</p>	<p>The open and coastal character of the Coastal Change Management Areas, which are identified on the Policies Map including Inset Plans, will be protected. Development in the Coastal Change Management Areas will only be permitted where the development meets all of the following criteria:</p> <ul style="list-style-type: none"> i. Exceptionally requires a coastal location; ii. Is appropriate and in keeping with the open character of the coastline; iii. Does not adversely affect the nature conservation assets <u>Promotes the conservation, restoration and enhancement</u> of the coastline, predominantly the Ribble and Alt Estuaries SPA/Ramsar. Project specific Habitats Regulations Assessments (HRAs) will be required for any tourism and coastal defence developments near to the Ribble and Alt Estuaries SPA/Ramsar. The HRAs will need to demonstrate that there will be no likely significant effect upon European Sites before the tourism and coastal defence developments can be granted consent. iv. Does not detract from the tourism value or facilities along the coastline ; v. Does not interfere with natural coastal processes, unless the development forms part of an agreed programme of sea defence enhancement, in accordance with the Fylde Coast Shoreline Management Plan; 	<p>The revision has been made to reflect the wording of NPPF19 which is about achieving measurable net gain in Biodiversity.</p>
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Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change
	<p>vi. Does not impede the function of any existing sea defence structures and wherever possible enhances the coastal protection measures; and</p> <p>vii. Accords with the Development Strategy of this Local Plan.</p> <p>Where development does occur in these areas, developer contributions will be sought for the conservation, management and enhancement of important wildlife habitats and the creation of new habitats. This will include the improvement and management of Starr Hills Local Nature Reserve and the creation of new Local Nature Reserves. Contributions will be made through S106 Agreements and / or the Community Infrastructure Levy.</p>	

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change
<p>Paragraph 13.6</p>	<p>In addition, new development adjacent to existing settlements that would impact upon the landscape should incorporate a landscaped buffer in order to avoid further 'hard edges' being visible. It is expected that landscape buffers will predominantly consist of tree planting using native species. New infrastructure should also be screened using a landscaped buffer, comprising of substantial shelter belts of native planting. Where new highways are effectively landscaped using tree planting, such landscaping also has the benefit of forming a barrier against noise and pollution. The Council will encourage appropriate landscaping on new development sites, including tree planting, which complements existing natural features such as hedges and ponds. In rural areas all tree, shrub and hedge planting schemes should make use of native species. The Council intends to carry out landscape appraisals to assist in identifying valued landscapes that accord with paragraph 109 of the Framework.</p>	<p>Paragraph 13.6 contains an out of date reference to paragraph 109 of the NPPF12. Paragraph 170a) NPPF19 states that valued landscapes should only be protected commensurate with their statutory status or if they have been identified in a development plan. The FLP32 does not designate any valued landscape therefore this reference to valued landscapes has been removed in line with NPPF19.</p>

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change
<p>Paragraphs 13.16 and paragraph 13.17</p>	<p>Areas of Tranquillity<u>Tranquil Areas</u></p> <p>13.16 The Campaign to Protect Rural England (CPRE) commissioned a survey to establish the qualities people value most in the English countryside. Nearly three-quarters (72%) of respondents said that tranquillity topped the list. Following this, the CPRE worked with university researchers to map the tranquillity levels of all areas across England, using a rigorous set of indicators to measure tranquillity. The evidence that tranquillity is extremely important to the majority of people has validated the CPRE’s campaign to protect tranquillity in England. Areas of Tranquillity<u>Tranquil areas</u> have remained relatively undisturbed by noise and are prized for their recreational and amenity value.</p> <p>13.17 The CPRE’s tranquillity maps make it possible to create policies and take decisions about land use to protect and enhance tranquillity and confidently monitor how well the policies are working. Tranquillity is a highly valued characteristic of the English countryside and one of the most important indicators of its quality. The identification and protection of Areas of Tranquillity<u>Tranquil areas</u> complies with paragraph 123 of the Framework.</p>	<p>Areas of Tranquillity NPPF12 have been renamed Tranquil Areas by NPPF19, the reference to paragraph 123 has changed therefore it has been deleted, leaving a reference to the Framework.</p>

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change
<p>Policy ENV2</p> <p>b) Development within or affecting nature conservation sites and ecological networks</p> <p>Criterion iv)</p>	<p>Where development is considered necessary, adequate mitigation measures and compensatory habitat creation will be required through planning conditions and / or obligations, with the aim of providing an overall improvement in the site's biodiversity value, in order to secure measurable net gains for biodiversity. Where compensatory habitat is provided it should be of at least equal area and biodiversity if not larger and more diverse than that which is being replaced. Measures should be put in place for the ongoing management of such features.</p>	<p>The text in criterion b) is out of date, with respect to paragraph 174 of NPPF19</p>

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change
<p>Policy ENV2 Section 2 Priority Species Protection</p>	<p>Planning permission will not be granted for development which would have an adverse effect on a priority species or its habitat, unless the benefits of the development outweigh the need to maintain the population of the species in situ. Should development be permitted that might have an adverse effect on a priority species or its habitat, planning conditions or agreements will be used to:</p> <ul style="list-style-type: none"> a) Ensure the survival of the individual species affected; and where this cannot be achieved: b) Reduce the disturbance to a minimum; c) Provide adequate alternative habitats to enhance the viability of the local population of that species; and d) Promote the preservation<u>conservation</u>, restoration and recreation<u>enhancement</u> of priority habitats, <u>ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.</u> 	<p>To accord with NPPF19 paragraph 174</p>

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change
Paragraph 13.29	<p>Paragraph 9 of the The Framework stresses the importance of moving from a net loss of biodiversity to achieving net gains for nature as part of achieving sustainable development. <u>providing net gains for biodiversity; including by establishing coherent ecological networks that are more resilient to current and future pressures.</u> Section 11 of the The Framework plus other legislation, regulations and guidance set out both how this is to be achieved, and legal duties and requirements for nature conservation. Performance Monitoring Indicator 14, in Appendix 8, sets out a target / policy outcome to achieve net gains in biodiversity. Opportunities for new biodiversity features within or near to development should be taken. This could be in association with infrastructure, such as highways and flood defences. In particular, tree planting can be effective in screening highways and other infrastructure that has a detrimental impact on the landscape. Other opportunities can include leaving areas of open space unmown, planting small areas of greenspace with wildflower species and native shrubs or incorporating new or existing ponds and SuDs within or close to new development.</p>	Paragraph 13.29 contained two out of date references to NPPF12 and the reference to net gain needed updating to reflect the content of NPPF19.
Paragraph 13.36	<p>The Framework requires councils to plan positively for the creation, protection, enhancement and management of biodiversity and Green Infrastructure. <u>take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.</u> Despite an abundance of resources that contribute to the Green Infrastructure network, there are deficiencies in Fylde and access to some of the Borough's most important Green Infrastructure assets is limited. New evidence has been provided by the Open Space Study Update and the new Playing Pitch Strategy, both of which were issued in 2016. The Open Space Study Update identifies the following typologies:</p>	FLP32 contains content from NPPF12 paragraph 114, this needs updating to reflect the content of paragraph 171 of NPPF19.

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change
Policy.ENV3 Criterion a)	<p>The areas of Existing Open Space provide a critically important part of the Green Infrastructure network within Fylde. Existing Open Space will be protected from inappropriate development, having particular regard to the multi-functional benefits of open spaces, as follows:</p> <p>a) Existing Open Space, including sports and playing pitches (subject to policy HW3: Protection and Provision of Indoor and Outdoor Sports Facilities), will be protected unless the requirements of paragraph 74⁹⁷ of the Framework are met and the findings of any published and adopted needs assessment are met.</p>	<p>This specific reference to the paragraph number in Policy ENV3 was required by the Local Plan Inspector who examined the FLP32 and is an integral part of the policy. The content of NPPF12 paragraph 74 is repeated in NPPF19 paragraph 97, with a very minor addition; therefore the reference to paragraph 74 should be changed to 97.</p>
Paragraph 13.52	<p>Heritage assets are buildings, monuments, sites, places or landscapes that have heritage significance. Such assets include designated heritage assets such as listed buildings and conservation areas and locally important assets such as locally listed buildings and locally important areas, including landscapes. Where a proposed development will result in substantial harm or total loss of a designated heritage asset, consent will only be granted where it can be demonstrated that the substantial public benefits outweigh that harm or loss as set out in paragraph 133 of the Framework.</p>	<p>Out of date paragraph number from NPPF12.</p>

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change
Paragraph 13.59	The Framework advises councils that l Local heritage can be significant and go well beyond nationally designated assets. It is highly probable that there are many unlisted buildings of particular significance and quality in Fylde that have little by way of formal recognition or protection.	This text is not included in NPPF19 therefore it is deleted.
Glossary		

	<p>Affordable Housing (Definitions from the Framework (2012))</p> <p>Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.</p> <ul style="list-style-type: none"> ● Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the HCA. ● Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable). ● Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing. ● Low cost home ownership (to be completed on publication of Government definition) <p>For the purposes of policy H4 in Chapter 9, in addition to Registered Providers, as defined in the Housing Act 2004, the Local Planning Authority will treat the delivery of affordable housing by a body which is not a Registered Provider, but is able to</p>	<p>To accord with the revised definition in NPPF19 glossary.</p>
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	<p>assure the Council that it operates to the same codes of practice as a Registered Provider. Homes that do not meet the above definitions of affordable housing, such as 'low cost market' housing, may not be considered as affordable housing for planning purposes.</p> <p><u>Affordable Housing (Definitions from the Framework (2019))</u></p> <p><u>Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:</u></p> <p><u>a) Affordable housing for rent:</u> meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).</p> <p><u>b) Starter homes:</u> is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.</p> <p><u>c) Discounted market sales housing:</u> is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local</p>	
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Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change
	<p><u>house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.</u></p> <p><u>d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.</u></p>	
<p>Glossary</p>	<p>Infrastructure</p> <p>Infrastructure has a broad definition and includes, but is not restricted to the following which are needed to support housing, industrial and commercial uses:</p> <p>Information and communications technology: telecommunications <u>electronic communications</u>, broadband and cable television;</p>	<p>References to telecommunications in NPPF12 have been changed to electronic communications in NPPF19.</p>

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change
	<p>National Planning Policy Framework (the Framework)</p> <p>The Framework sets out the Government’s planning policies for England and how they are expected to be applied. It must be taken into account in the preparation of local and neighbourhood development plans and it is a material consideration in planning decisions. <u>The original version of the Framework was published in March 2012. A revised version of the Framework was published in July 2018, and a further version with minor revisions was published in February 2019. All references to the Framework refer to the revised version published in February 2019, except where specified to the contrary in the text. This Partial Review 2020 version of the Local Plan incorporates revisions to ensure that the Local Plan remains compliant with the Framework.</u></p>	<p>Modified to introduce the revised 2018 and 2019 versions of the Framework, and to explain how the Local Plan has been revised through the Partial Review to accord.</p>
<p>Appendix 1: Schedule of saved policies from the Fylde Borough Local Plan (As Altered), October 2005</p>		

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change
FBLP Policy EMP5	[To be replaced by the Framework] Paragraph 164 <u>95</u> of the Framework	To ensure the 'To be replaced by the Framework' section in Appendix 1 accords with the new paragraph numbering in NPPF19.
FBLP Policy TREC5	[To be replaced by the Framework] Paragraphs 26 and 27 <u>89 and 90</u> of the Framework	To ensure the 'To be replaced by the Framework' section in Appendix 1 accords with the new paragraph numbering in NPPF19.
FBLP Policies TREC15 and TREC16	[To be replaced by the Framework] Paragraph 28 <u>83</u> of the Framework	To ensure the 'To be replaced by the Framework' section in Appendix 1 accords with the new paragraph numbering in NPPF19.

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change
FBLP Policy EP26	[To be replaced by the Framework] Paragraph 124 181 of the Framework	To ensure the 'To be replaced by the Framework' section in Appendix 1 accords with the new paragraph numbering in NPPF19.
FBLP Policy EP27	[To be replaced by the Framework] Paragraph 123 180 and 182 of the Framework	To ensure the 'To be replaced by the Framework' section in Appendix 1 accords with the new paragraph numbering in NPPF19.
FBLP Policy EP28	[To be replaced by the Framework] Paragraph 125 180 of the Framework	To ensure the 'To be replaced by the Framework' section in Appendix 1 accords with the new paragraph numbering in NPPF19.

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change
FBLP Policy EP30	[To be replaced by the Framework] Paragraphs 100 <u>155-165</u> of the Framework	To ensure the 'To be replaced by the Framework' section in Appendix 1 accords with the new paragraph numbering in NPPF19.
FBLP Policies SH13 and SH14	[To be replaced by the Framework] Paragraphs 24, 25, 26, 27 <u>86, 87, 88, 89 and 90</u> of the Framework	To ensure the 'To be replaced by the Framework' section in Appendix 1 accords with the new paragraph numbering in NPPF19.
FBLP Policy SH15	[To be replaced by the Framework] Paragraph 25 <u>88</u> of the Framework	To ensure the 'To be replaced by the Framework' section in Appendix 1 accords with the new paragraph numbering in NPPF19.

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change
FBLP Policy CF8	[To be replaced by the Framework] Paragraph 43 <u>113</u> of the Framework	To ensure the 'To be replaced by the Framework' section in Appendix 1 accords with the new paragraph numbering in NPPF19.
Appendix 2: Housing Trajectory		
Appendix 8 Performance Monitoring Framework		
Indicator 1 Trigger for Action	(1) Failure to deliver 95% of the residual number over a 3-year rolling period, i.e. 1,365 net homes over 3 years; (2) Failure to deliver 85% of the requirement over a 3-year rolling period, i.e. 1,221 net homes over 3 years (3) Failure to deliver 65% <u>75%</u> of the requirement over a 3-year rolling period, i.e. 934 <u>1,078</u> net homes over 3 years	Consistency with approach of housing delivery test
Appendix 9: Evidence Base		

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change
General	<ul style="list-style-type: none"> ➤ National Planning Policy Framework, 2012 ➤ National Planning Policy Framework, 2018 ➤ <u>National Planning Policy Framework, 2019</u> ➤ Planning Practice Guidance (PPG: March 2014 <u>to November 2019</u>) ➤ North West of England Regional Spatial Strategy to 2021, 2008 	To ensure reference is made to NPPF19 and the updated PPG

Appendix 1: Proposed Strategic and Non-Strategic Policies in the Partial Review of the Fylde Local Plan to 2032.

Paragraph 21 of NPPF19 states that “plans should make explicit which policies are strategic polices.” Where a single Local Plan is prepared, the non-strategic policies should be clearly distinguished from the strategic polices. Table 1 shows the policies within the Fylde Local Plan to 2032, and how this revision will be shown in the Partial Review of the Fylde Local Plan to 2032. The new text is underlined.

Table 1: Proposed Strategic and Non-Strategic Policies in the Fylde Local Plan to 2032

Chapter and Policy in Fylde Local Plan to 2032	Is the Policy Strategic or Non-strategic?	Revision in Partial Review of Fylde Local Plan to 2032
Chapter 5: The Development Strategy		
Policy S1: The Proposed Settlement Hierarchy	Strategic	<u>Strategic</u> Policy S1: The Proposed Settlement Hierarchy
Policy DLF1: Development Locations for Fylde	Strategic	<u>Strategic</u> Policy DLF1: Development Locations for Fylde
Chapter 6: Strategic Locations for Development		
Policy M1: Masterplanning the Strategic Locations for Development	Strategic	<u>Strategic</u> Policy M1: Masterplanning the Strategic Locations for Development
Policy SL1: Lytham and St Annes Strategic Locations for Development	Strategic	<u>Strategic</u> Policy SL1: Lytham and St Annes Strategic Locations for Development
Policy SL2: The Fylde-Blackpool Periphery Strategic Locations for Development	Strategic	<u>Strategic</u> Policy SL2: The Fylde-Blackpool Periphery Strategic Locations for Development

Chapter and Policy in Fylde Local Plan to 2032	Is the Policy Strategic or Non-strategic?	Revision in Partial Review of Fylde Local Plan to 2032
Policy SL3: Warton Strategic Location for Development	Strategic	<u>Strategic</u> Policy SL3: Warton Strategic Location for Development
Policy SL4: Kirkham and Wesham Strategic Location for Development	Strategic	<u>Strategic</u> Policy SL4: Kirkham and Wesham Strategic Location for Development
Policy SL5: Development Sites outside the Strategic Locations for Development	Strategic	<u>Strategic</u> Policy SL5: Development Sites outside the Strategic Locations for Development
Chapter 7: General Development Policies		
Policy GD1: Settlement Boundaries	Non – strategic	<u>Non-strategic</u> Policy GD1: Settlement Boundaries
Policy GD2: Green Belt	Strategic	<u>Strategic</u> Policy GD2: Green Belt
Policy GD3: Areas of Separation	Strategic	<u>Strategic</u> Policy GD3: Areas of Separation
Policy GD4: Development in the Countryside	Strategic	<u>Strategic</u> Policy GD4: Development in the Countryside
Policy GD5: Large Developed Sites in the Countryside and Green Belt	Non-strategic	<u>Non-strategic</u> Policy GD5: Large Developed Sites in the Countryside and Green Belt

Chapter and Policy in Fylde Local Plan to 2032	Is the Policy Strategic or Non-strategic?	Revision in Partial Review of Fylde Local Plan to 2032
Policy GD6: Promoting Mixed Use Development	Strategic	<u>Strategic</u> Policy GD6: Promoting Mixed Use Development
Policy GD7: Achieving Good Design in Development	Strategic	<u>Strategic</u> Policy GD7: Achieving Good Design in Development
Policy GD8: Demonstrating Viability	Strategic	<u>Strategic</u> Policy GD8: Demonstrating Viability
Policy GD9: Contaminated Land	Non-strategic	<u>Non-strategic</u> Policy GD9: Contaminated Land
Chapter 8: The Fylde Economy		
Policy EC1: Overall Provision of Employment Land and Existing Employment Sites	Strategic	<u>Strategic</u> Policy EC1: Overall Provision of Employment Land and Existing Employment Sites
Policy EC2: Employment Opportunities	Strategic	<u>Strategic</u> Policy EC2: Employment Opportunities
Policy EC3: Lancashire Advanced Engineering and Manufacturing Enterprise Zone, at BAE Systems, Warton	Strategic	<u>Strategic</u> Policy EC3: Lancashire Advanced Engineering and Manufacturing Enterprise Zone, at BAE Systems, Warton

Chapter and Policy in Fylde Local Plan to 2032	Is the Policy Strategic or Non-strategic?	Revision in Partial Review of Fylde Local Plan to 2032
Policy EC4: Blackpool Airport Enterprise Zone	Strategic	<u>Strategic</u> Policy EC4: Blackpool Airport Enterprise Zone
Policy EC5: Vibrant Town, District and Local Centres	Strategic	<u>Strategic</u> Policy EC5: Vibrant Town, District and Local Centres
Policy EC6: Leisure, Culture and Tourism Development	Strategic	<u>Strategic</u> Policy EC6: Leisure, Culture and Tourism Development
Policy EC7: Tourism Accommodation	Non-strategic	<u>Non-strategic</u> Policy EC7: Tourism Accommodation
Chapter 9: Provision of Homes in Fylde		
Policy H1: Housing Delivery and the Allocation of Housing Land	Strategic	<u>Strategic</u> Policy H1: Housing Delivery and the Allocation of Housing Land
Policy H2: Density and Mix of New Residential Development	Strategic	<u>Strategic</u> Policy H2: Density and Mix of New Residential Development
Policy H3: Conversions and Change of Use to Residential	Non-strategic	<u>Non-strategic</u> Policy H3: Conversions and Change of Use to Residential
Policy H4: Affordable Housing	Strategic	<u>Strategic</u> Policy H4: Affordable Housing

Chapter and Policy in Fylde Local Plan to 2032	Is the Policy Strategic or Non-strategic?	Revision in Partial Review of Fylde Local Plan to 2032
Policy H5: Gypsies, Travellers and Travelling Showpeople's Sites	Strategic	<u>Strategic</u> Policy H5: Gypsies, Travellers and Travelling Showpeople's Sites
Policy H6: Isolated New Homes in the Countryside	Non-strategic	<u>Non-strategic</u> Policy H6: Isolated New Homes in the Countryside
Policy H7: Replacements of, and Extensions to, Existing Homes in the Countryside	Non -strategic	<u>Non-strategic</u> Policy H7: Replacements of, and Extensions to, Existing Homes in the Countryside
Chapter 10: Health and Wellbeing		
Policy HW1: Health and Wellbeing	Strategic	<u>Strategic</u> Policy HW1: Health and Wellbeing
Policy HW2: Community Facilities	Strategic	<u>Strategic</u> Policy HW2: Community Facilities
Policy HW3: Protection and Provision of Indoor and Outdoor Sports Facilities	Strategic	<u>Strategic</u> Policy HW3: Protection and Provision of Indoor and Outdoor Sports Facilities
Chapter 11: Infrastructure, Service Provision and Transport		
Policy INF1: Service Accessibility and Infrastructure	Strategic	<u>Strategic</u> Policy INF1: Service Accessibility and Infrastructure

Chapter and Policy in Fylde Local Plan to 2032	Is the Policy Strategic or Non-strategic?	Revision in Partial Review of Fylde Local Plan to 2032
Policy INF2: Developer Contributions	Non-strategic	<u>Non-strategic</u> Policy INF2: Developer Contributions
Policy T1: Strategic Highway Improvements	Strategic	<u>Strategic</u> Policy T1: Strategic Highway Improvements
Policy T2: Warton Aerodrome	Strategic	<u>Strategic</u> Policy T2: Warton Aerodrome
Policy T3: Blackpool Airport	Strategic	<u>Strategic</u> Policy T3: Blackpool Airport
Policy T4: Enhancing Sustainable Transport Choice	Strategic	<u>Strategic</u> Policy T4: Enhancing Sustainable Transport Choice
Policy T5: Parking Standards	Non-strategic	<u>Non-strategic</u> Policy T5: Parking Standards
Chapter 12: Water Management, Flood Risk and Climate Change		
Policy CL1: Flood Alleviation, Water Quality and Water Efficiency	Strategic	<u>Strategic</u> Policy CL1: Flood Alleviation, Water Quality and Water Efficiency

Chapter and Policy in Fylde Local Plan to 2032	Is the Policy Strategic or Non-strategic?	Revision in Partial Review of Fylde Local Plan to 2032
Policy CL2: Surface Water Run-Off and Sustainable Drainage	Strategic	<u>Strategic</u> Policy CL2: Surface Water Run-Off and Sustainable Drainage
Policy CL3: Renewable and Low Carbon Energy Generation – excluding onshore wind turbines	Strategic	<u>Strategic</u> Policy CL3: Renewable and Low Carbon Energy Generation – excluding onshore wind turbines
Policy CL4: Decentralised Energy Networks and District Heating Systems	Strategic	<u>Strategic</u> Policy CL4: Decentralised Energy Networks and District Heating Systems
Chapter 13: Conserving and Enhancing the Natural, Historic and Built Environment		
Policy ENV1: Landscape	Strategic	<u>Strategic</u> Policy ENV1: Landscape
Policy ENV2: Biodiversity	Strategic	<u>Strategic</u> Policy ENV2: Biodiversity
Policy ENV3: Protecting Existing Open Space (Part of the Green Infrastructure network)	Strategic	<u>Strategic</u> Policy ENV3: Protecting Existing Open Space (Part of the Green Infrastructure network)
Policy ENV4: Provision of New Open Space (Part of the Green Infrastructure network)	Strategic	<u>Strategic</u> Policy ENV4: Provision of New Open Space (Part of the Green Infrastructure network)

Chapter and Policy in Fylde Local Plan to 2032	Is the Policy Strategic or Non-strategic?	Revision in Partial Review of Fylde Local Plan to 2032
Policy ENV5: Historic Environment	Strategic	<u>Strategic</u> Policy ENV5: Historic Environment



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Date: March 2020
Our Ref: PRFLP32/SoR

Review Date: N/A
Authorised by: Julie Glaister, Planning Policy Manager

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	PLANNING COMMITTEE	11 MARCH 2020	6
ST ANNES TOWN CENTRE			

PUBLIC ITEM

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

BACKGROUND AND INTRODUCTION

At the meeting of the Planning Committee held on 22 January 2020, members considered a report that proposed the establishment of a Town Centres Working Group when it resolved to “agree the principle of a Town Centres Working Group but defer consideration of this matter to the next available meeting of the committee to allow the composition of that group and its Terms of Reference to be further clarified”.

The St Annes Town Centre Workshop referred to in the report took place on 29 January 2020 and a report on potential future actions that will emerge from that workshop will be received shortly.

It is proposed that the terms of reference for the group are:

Purpose

To be an advisory working group to the Planning Committee in respect of town centre development, to enable research and discussion on town centre strategy and management issues and to coordinate, support and develop initiatives to reinvigorate and strengthen the three town centres of Fylde borough.

Objectives

- To improve the prosperity and enhance the well being of Kirkham, Lytham and St Annes Town centres, being the three identified town centres of the borough.
- To engage and work with key stakeholders, including retailers, local businesses, other public sector and transportation bodies and community representatives to create a viable and sustainable town centre economy.
- To develop and deliver the town centre action plans as set out in the Fylde Economic Strategy.
- To identify opportunities for funding from a range of national, regional, and local funding sources and oversee the preparation of funding bids in order to deliver the programme of improvement.
- To take responsibility for identifying potential to develop the role of the town centres.

Reporting

The Town Centres Working Group will report to the Planning Committee and other committees of the council.

During discussion at the meeting of the Planning Committee on 22 January, it was suggested that, rather than establishing a fixed group of 5 elected members, the composition of the Town Centres Working Group could take the form of a smaller core of elected members, with other members co-opted to assist with the consideration of particular issues or matters that are relevant to a particular centre as appropriate. Members may wish to consider this approach further in the establishment of the working group.

The item was previously reported as follows:

SUMMARY

On 25 November 2019, Finance and Democracy Committee, when considering an item on the Kirkham Future High Street Fund, resolved “That consideration be given by the Planning Committee to submit a bid in the second round of the Future High Street Fund for St Annes Town Centre.”

As part of a review of issues facing St Annes Town Centre, a workshop has been arranged to examine what intervention is required to ensure that St Annes Town Centre remains a vibrant and attractive centre that will benefit both residents of and visitors to the borough.

As it is not clear whether there will be a second round of the Future High Street Fund, whether the restrictions of one bid per local authority area applied to round 1 of the bidding process will continue if there is a round 2 and as it is by no means certain that the trading conditions faced by St Annes are such that a bid would be successful, Committee are recommended to consider the outcomes from the St Annes Town Centre workshop to examine all opportunities to secure funding to assist in the future development of St Annes, including, but not limited to any future rounds of the Future High Street Fund.

RECOMMENDATIONS

1. That a “Town Centres Working Group” consisting of 5 members be formally constituted as a working group of the Planning Committee and that they be asked to examine all opportunities to secure funding to assist in the future development of St Annes, including, but not limited to any future rounds of the Future High Street Fund.
2. That the outcomes from the St Annes Town Centre workshop be reported to the Planning Committee via Town Centre Working Group for their consideration and appropriate action.

SUMMARY OF PREVIOUS DECISIONS

Planning Committee - 22 January 2020

“agree the principle of a Town Centres Working Group but defer consideration of this matter to the next available meeting of the committee to allow the composition of that group and its Terms of Reference to be further clarified”.

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. On 25 November 2019, Finance and Democracy Committee, when considering an item on the Kirkham Future High Street Fund, resolved “That consideration be given by the Planning Committee to submit a bid in second round of the Future High Street Fund for St Annes Town Centre.”[sic.]
2. The Future High Streets Fund was launched in December 2018 as part of the government’s plan for the high street. The prospectus set out that there would be two rounds of bidding, one in 2019 with a further round following in 2020. On 13 February 2019, Planning Committee resolved to submit an Expression of Interest in regard to a bid based upon Kirkham Town Centre. Although Kirkham was not amongst the 50 bids that were originally announced by Government in July 2019 to progress to the second phase of the bidding process, on

26 August 2019 Government announced that it had expanded the scheme and that a further 50 towns, including Kirkham, would proceed to the second phase.

3. Successful candidates will progress to the second phase of the Future High Streets Fund and receive up to £150,000 to support the development of detailed project proposals that can be submitted for capital funding. With each of the successful towns eventually, depending on the scale of their plans, being offered funding of up to £25 million. The funding may be used by these areas to improve transport and access into town centres, convert empty retail units into new homes and workplaces, and invest in vital infrastructure.
4. Officers have sought clarification from Government as to whether it remains their intention to continue with a round 2 or whether the funding that had been earmarked for round 2 has been used to expand the list of towns that are to pass through to a second phase of round 1. The original prospectus also limited the number of bids to 1 per local authority area. Again, it is not clear whether it would be possible for Fylde to submit a second bid for an alternative town within its administrative area. Officers will continue to seek clarification as to the restrictions of any future bids.
5. It must also be noted, especially having regard to the issues faced by the 100 towns that have successfully moved to phase 2 of the first bidding round, that St Annes, whilst not without its challenges, is a relatively successful town centre. Any expression of interest put forward for St Annes would need to compete with the needs and challenges faced by other town centres nationally.
6. The continued success of the borough's town centres is a key priority of both the council's Corporate Plan and its Economic Development Strategy. As mentioned above, a bid has been submitted to the Government's Future High Street Fund to seek funding to improve the prospects of Kirkham Town Centre. In addition significant capital funds have been earmarked to improve the public realm of both Lytham and St Annes centres. However, it is recognised that our town centres are currently facing many pressures resulting from marked and swift changes in consumer spending profiles and one of the themes of the Council's Economic Development Strategy and Action Plan relates to the enhancement of the borough's town centres. Work has already commenced on the preparation of a Town Centres Action Strategy that would include an action plan for each of the borough's 3 defined town centres and is at a relatively advanced stage, although recent progress has slowed due to the need to divert resources to the Kirkham Future High Street Fund and Heritage Action Zone bids. In addition, a St Annes Town Centre workshop consisting of several key stakeholders with interests in St Annes town centre has been arranged in order to examine the issues facing the centre.
7. As it is unclear at this time whether there will be a second round of Future High Streets Fund bidding or whether St Annes would meet the eligibility criteria if there is to be a second round, it is important to ensure that all opportunities to promote and enhance St Annes Town Centre are explored. However, the issues facing St Annes are not unique and so it is considered that the remit of the working group should allow an examination of the issues facing all the borough's town centres. The planning committee are, therefore, recommended to establish a working group consisting of 5 elected members. As the issues facing the borough's town centres are wide ranging, there would be merit in extending the membership of the working group to include elected members who are not necessarily members of the Planning Committee. The working group would be able consider the findings of the St Annes Town Centre workshop.
8. Officers will continue to liaise with representatives of MHCLG regarding any future rounds of the Future High Street Fund or other similar initiatives that could benefit St Annes. The ground work carried out through the workshop and the town centres working group could potentially form the basis of a bid to a future round of the FHSF and would inform the council's own interventions in St Annes.

IMPLICATIONS	
Finance	There are no implications arising directly from this report.
Legal	There are no implications arising directly from this report.
Community Safety	There are no implications arising directly from this report.
Human Rights and Equalities	There are no implications arising directly from this report.

Sustainability and Environmental Impact	There are no implications arising directly from this report.
Health & Safety and Risk Management	There are no implications arising directly from this report.

LEAD AUTHOR	CONTACT DETAILS	DATE
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BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
FHSF: overview	October 2018	https://www.gov.uk/government/publications/future-high-streets-fund