

Agenda

DEVELOPMENT MANAGEMENT (POLICY) COMMITTEE

Date:	Wednesday, 17 June 2015 at 6:15 pm
Venue:	Town Hall, St Annes, FY8 1LW
Committee members:	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Christine Akeroyd, Peter Collins, Michael Cornah, Tony Ford JP, Neil Harvey, Kiran Mulholland, Barbara Nash, Linda Nulty, Liz Oades, Albert Pounder.

Public Platform

To hear representations from members of the public in accordance with council procedure rule 11.

Item		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	Substitute Members: Details of any substitute members notified in accordance with council procedure rule 25.	1
	DECISION ITEMS	
3	Appointment to Outside Bodies/Working Groups	3 - 6
4	Revised Preferred Option Version of the Fylde Local Plan to 2032	7 - 39
	INFORMATION ITEMS	
6	Housing Requirement Paper 2015	40
7	Year End Performance 2014/15	41

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

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DECISION ITEM



REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES	DEVELOPMENT MANAGEMENT (POLICY) COMMITTEE	17 JUNE 2015	3

APPOINTMENT TO OUTSIDE BODIES/WORKING GROUPS

PUBLIC ITEM

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

SUMMARY

Council has asked that the programme committees make recommendations to appointments from within their respective memberships for those outside bodies relating to the brief for the committee. This report covers those appointments that relate to the Development Management Committee.

RECOMMENDATION

The committee is invited to

1. recommend nominations to the outside bodies listed for consideration by council
2. confirm the establishment of the working groups(s) listed which will meet as and when required

CORPORATE PRIORITIES

To Promote the Enhancement of The Natural & Built Environment (Place)	√	To Encourage Cohesive Communities (People)	√
To Promote a Thriving Economy (Prosperity)	√	To Meet Expectations of our Customers (Performance)	√

SUMMARY OF PREVIOUS DECISIONS

A report has been considered by Council on 20th May 2015 which seeks recommendations from individual programme committees as to nominations for representation.

REPORT

1. The Council makes a number of appointments to outside bodies in each municipal year. A report was considered at the recent AGM which is in line with the process undertaken each year. Council resolved *'That this matter stands referred to the next council meeting to allow the various programme committees the opportunity to recommend appointments from within their respective memberships for those outside bodies relating to the brief of their committee'*.
2. This report deals with the outside bodies that relate to the terms of reference for the Development Management Committee. The first table below includes the name of the body/group, the role/purpose and which elected member previously represented the Council. The committee is invited to recommend nominations for consideration by Full Council.
3. Under the previous governance arrangements there existed the facility through scrutiny for members to establish specific task and finish working groups to look in some depth at particular issues and make recommendations to Cabinet. With the adoption of the new governance arrangements that is no longer possible. However programme committees may wish to establish their own subject specific working groups to be set up when required in order to advise the parent programme committee on a particular topic/issue.
4. The second table below lists those working groups that relate to the terms of reference of the Development Management Committee that were previously created by scrutiny and that are considered to have a future purpose. The committee is invited to consider nominations for those working groups when the need arises. The establishment of working groups is within the responsibility of the individual programme committees and does not need the approval of Council.
5. It is important that the members nominated to represent the Council on outside bodies/working groups have an appropriate interest in the body/partnership/subject, can commit to positively represent the Council and be available to commit the time to attend the majority of the meetings involved.
6. The members nominated should ideally be a member of the programme committee to which the matter relates to. However with respect to the Blackpool, Fylde & Wyre Economic Development Company (EDC), there is an exception. Although this is an economic development matter under the terms of reference of the DM Committee the position is usually occupied by the Leader of the Council (as in the case of all the local authorities involved) who is not on the DM Committee. The DM Committee is asked to consider recommending the Leader continues in this role.
7. The current protocol is that members are required to produce regular reports about the outside bodies on which they serve, currently every six months. It is the intention that this information will be made available to the programme committee members to which the external partnership relates.
8. The conclusion of any working group would be brought to committee in a formal report as previously occurred in scrutiny.

Development Management Committee - Outside bodies/partnerships			
Outside body / partnerships	Role/Purpose	Frequency of meetings	Previous representation
Duty to Cooperate	Resolution of Cabinet 18/09/2013 - Leader of the Council appoints two members of the Council to sit on the joint member/officer Steering Group established to oversee the work under the Duty to Co-operate with neighbouring planning authorities.	When required	Chairman and Vice Chairman of Development Management Committee
Planning Education Liaison Group	To ensure liaison between Lancashire CC and Fylde BC on education issues and to ensure these are reflected in planning policy and decisions made by Fylde BC	When required	Councillor Richard Redcliffe and Councillor Linda Nulty
Blackpool, Fylde & Wyre Economic Development Company (EDC) Leader's Group	Fylde coast economic partnership established to coordinate and promote economic growth	When required	Leader of the Council
SINTROPER ¹	Partnership between Blackpool/ Fylde/ Lancashire CC to develop integrated transport solutions for the Fylde Coast	When required	Portfolio Holder for Customer and Operational Services

Development Management Committee – Working groups			
Working group	Role/purpose	Notes	Previous representation
Built Heritage Task & Finish Group	To prepare a Built Heritage Strategy	Last met Feb 2014. Conclusion was that the group was to stay in operation for 1 year to oversee the set-up of the Built Heritage Forum. One councillor was to be nominated to be on the forum when set up.	Councillors Fabian Craig Wilson, Ben Aiken, Maxine Chew, Richard Redcliffe, Ed Nash. No ongoing need to reappoint the group although one councillor nomination is sought to be on the Heritage Forum (see below)
Built Heritage Forum	One councillor to be appointed to the Heritage Forum	The forum has yet to meet	One councillor - New position (see previous task and finish group above)
SHLAA Steering Group	To consult with relevant stakeholders to keep the strategic housing land availability assessment up to date. Two Councillors to attend in an overseeing role.	Meets when required	Councillors Aitken and Collins
Bryning-with-Warton Neighbourhood Plan Liaison Group	To provide input and comments to facilitate the development of the Neighbourhood Plan in line with Fylde Borough Council Policy	The group has yet to meet	Portfolio Holder for Planning and Development, Councillors Redcliffe, Chew.

¹ SINTROPER - Sustainable Integrated Tram-Based Transport Options for Peripheral European Regions

IMPLICATIONS	
Finance	There are no implications
Legal	There are no implications
Community Safety	There are no implications
Human Rights and Equalities	There are no implications
Sustainability and Environmental Impact	There are no implications
Health & Safety and Risk Management	There are no implications

LEAD AUTHOR	TEL	DATE	DOC ID
Paul Walker	01253 658431	18 May 2015	

LIST OF BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
Report to Council	20 th May 2015	Council web site

DECISION ITEM



REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES	DEVELOPMENT MANAGEMENT (POLICY) COMMITTEE	17 JUNE 2015	4

REVISED PREFERRED OPTION VERSION OF THE FYLDE LOCAL PLAN TO 2032

PUBLIC ITEM

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

SUMMARY

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

The Fylde Local Plan to 2032 will contain policies to accommodate all of the growth identified in the borough within the strategic and non-strategic locations for development; including the distribution and phasing of development over the Local Plan period. The plan includes the Council's Revised Preferred Option for allocating sites for housing, employment, mixed uses, commercial, retail, tourism, leisure and recreational development. Alongside all of the policies to accommodate the level of growth required, the Local Plan also includes development management policies such as the protection of the natural environment and heritage assets.

The Local Plan also includes defined town, district and local centre boundaries; together with primary and secondary retail frontages. The boundaries of the Holiday Areas in St Annes and the seafront areas of St Annes and Ansdell / Fairhaven have been reviewed and defined in the Local Plan. Work has been carried out as part of the preparation of the Local Plan to establish whether existing employment locations and allocations should continue to be protected and be carried forward. An update of the open space study, together with a new playing pitch strategy, will be completed to inform the preparation of the Local Plan, and consequently, the Green Infrastructure network will be identified in the Plan.

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

The preparation of the Local Plan has and will continue to take into account the views of the community and stakeholders. Ultimately, the Local Plan, once adopted, will directly or indirectly affect all residents, communities, businesses and visitors within the Borough.

RECOMMENDATIONS

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

CORPORATE PRIORITIES

To Promote the Enhancement of The Natural & Built Environment (Place)	√	To Encourage Cohesive Communities (People)	√
To Promote a Thriving Economy (Prosperity)	√	To Meet Expectations of our Customers (Performance)	√

SUMMARY OF PREVIOUS DECISIONS

Cabinet 27th November 2013 – Local Plan Progress Report and Funded Budget Increase Request

Cabinet RESOLVED to agree to the revised resource plan detailed in appendix to the report and approve a budget increase in the sum of £105,000 (2013/14 £25,132 & 2014/15 £79,868) to be fully funded from estimated additional planning application fee income generated during 2013/14 in the sum of £85,000 and Neighbourhood Planning Grant in the sum of £20,000.

Portfolio Holder Decision 17th July 2014 – Preferred Options – Consultation Feedback

That the Portfolio Holder approves the content of the Responses Report, to assist in the development of the Revised Preferred Option of the Local Plan (Part 1) to 2030.

That the Portfolio Holder approves the Responses Report for publication on the Council's website.

Cabinet 26th November 2014 – Fylde Local Plan to 2030

Cabinet RESOLVED to approve Option 3 to prepare a Local Plan Part 1 and Part 2 combined, for Fylde covering a 15 year period from adoption on the grounds that it is the best value revised option and the complete plan is delivered sooner;

Cabinet RESOLVED to approve the resource plan for Option 3 as described at appendix 4 of the report in a total additional sum of £226,700 to be fully funded by a combination of estimated additional planning fee income and by virements from existing approved budgets;

Cabinet NOTED the revised re-phasing of expenditure as set out in appendix 4 to match the revised delivery timetable.

THE FYLDE LOCAL PLAN TO 2032

1. Future development within Fylde will be guided by the plans and policies within the new Local Plan for Fylde, which will run from 1st April 2011 to 31st March 2032, to ensure a 15 year plan from the date of adoption in 2017.
2. The Fylde Local Plan to 2032 – hereinafter referred to as the Local Plan – will include Strategic and Non-Strategic Allocations for new homes and employment land, sites for Gypsies, Travellers and Travelling Showpeople, leisure, retail, tourism and community use, or a mixture of such uses. The Local Plan will also comprise Development Management policies, which will inform decisions on planning applications and appeals; together with policies to protect the natural and built environment and heritage assets.
3. The Local Plan, once adopted, will supersede the current saved policies of the Fylde Borough Local Plan (As Altered: October 2005). Appendix 1 of the plan sets out the policies in the adopted Fylde Borough Local Plan (As Altered: October 2005) and shows:
 - Policies which will be replaced by policies in this new Fylde Local Plan to 2032 including both Strategic and Non-Strategic Allocations and Development Management policies;
 - Policies which have been superseded by the National Planning Policy Framework (the Framework); and
 - Policies which are no longer required.
4. Preparation of the Local Plan has fulfilled the requirements set out in the Planning and Compulsory Purchase Act, 2004 and the accompanying Town and Country Planning (Local Planning) (England) Regulations, 2012; and has followed the guidance set out in the Framework, published in March 2012 and the Planning Practice Guidance (PPG), issued in March 2014.
5. The Local Plan is built upon the key principle of **sustainable development** and its three dimensions: social, economic and environmental. These dimensions give rise to the need for the planning system to perform a number of roles (the Framework, paragraph 7):
 - **An economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and co-ordinating development requirements, including the provision of infrastructure;
 - **A social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a

high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

- **An environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.
6. The Local Plan will provide the locally specific part of the development plan, whilst the Framework provides the national framework against which all development in Fylde must be assessed. The North West Regional Spatial Strategy (NWRSS) was revoked in May 2013, meaning that Local Plans must cover the strategic element of the development plan which was previously included in regional strategies. The Local Plan will not repeat policies contained in the Framework unless there is a locally specific aspect of the Framework that needs to be clarified.
 7. Neighbourhood Development Plans may also be produced for parts of the borough by Parish / Town Councils / Neighbourhood Forums and these must be in conformity with the adopted Local Plan and National Policy. Some Neighbourhood Development Plans are being prepared in advance of the Local Plan.
 8. Promoting health and wellbeing, equality, viability, achieving good design and sustainability are **cross cutting themes** promoted through the National Planning Policy Framework (the Framework). The cross cutting themes are integral to all the policies and they run through the Local Plan.
 9. The Local Plan is being prepared in close co-operation with Blackpool Council, Wyre Council and Lancashire County Council, which collectively comprise the Fylde Coast sub-region, together with other statutory consultees and Preston City Council, as part of the Duty to Co-operate on strategic planning issues introduced through the Localism Act and the Framework (paragraph 178).
 10. The Local Plan contains a **Spatial Portrait** (Chapter 2) of how the Borough looks and functions now, together with a **Vision for Fylde** (Chapter 3) to the end of the plan period, five **Strategic Objectives** (Chapter 4) and a **Development Strategy** (Chapter 6). The **Vision** and the **Development Strategy** set out how the Council envisages the area will develop over the course of the Local Plan period. It seeks to ensure that new homes, jobs and services required by communities are located in the most sustainable locations and that the mechanisms for delivering the necessary infrastructure, facilities and other development will be provided to make this achievable.
 11. The Local Plan identifies four Strategic Locations for Development, in Chapters 6 and 7 which will be the focus for the level of housing and employment growth required in Fylde up to the end of the plan period. The four Strategic Locations are: Lytham and St Annes; Fylde – Blackpool Periphery; Warton; and Kirkham and Wesham. To accommodate the level of growth proposed, the Local Plan includes a masterplan policy for all of the Strategic Locations to ensure that new development on strategic sites is planned and delivered in an effective manner. It is recommended that this masterplan policy be approved for use by the Development Management Committee and the Head of Planning & Regeneration, with immediate effect. In addition, the plan identifies sites for development outside the four Strategic Locations for Development.
 12. The Local Plan includes General Development Policies in Chapter 8 on the Green Belt, Areas of Separation, development in the countryside, promoting mixed use development and achieving good design in development.

13. Chapter 9 on the Fylde Economy includes policies on the overall provision of employment land and existing employment sites; the retail hierarchy, which is based upon vibrant town, district and local centres; leisure, culture and tourism development and tourism accommodation in the classic seaside resorts.
14. Chapter 10 on the Provision of Homes in Fylde includes the allocation of housing land; density, mix and design of new residential development; conversions and change of use to residential; the provision of Affordable Housing; Gypsies, Travellers and Travelling Showpeople's Sites; isolated new homes in the countryside; and replacements of, and extensions to, existing homes in the countryside. It is recommended that the policies in the housing chapter be adopted as 'Interim Housing Policies' for use by the Development Management Committee and the Head of Planning, with immediate effect. This will ensure that up-to-date policies, which are in accordance with the National Planning Policy Framework, are available for use by the Development Management Committee and the Head of Planning when determining planning applications.
15. Chapter 11 on Health and Wellbeing includes, amongst other things, the provision of community facilities and indoor and outdoor sports facilities.
16. Chapter 12 on Infrastructure, Service Provision and Transport focusses on developer contributions and the Community Infrastructure Levy (CIL); strategic highway improvements; safeguarding Blackpool Airport as an operational airport; enhancing sustainable transport choice and the provision of parking standards. Parking standards are proposed to be the subject of a separate supplementary planning document.
17. Chapter 13 on Water Resource Management, Flood Risk and Addressing Climate Change focusses on flood alleviation, water quality and water efficiency; surface water run-off and sustainable drainage; renewable and low carbon energy generation; decentralised energy networks and district heating systems
18. Chapter 14 on Conserving and Enhancing the Natural, Historic and Built Environment focuses on landscape; biodiversity; protecting existing and providing additional open space and Green Infrastructure; the management and enhancement of open space; and the protection of Heritage Assets including listed buildings, conservation areas and registered historic parks and gardens.
19. A Policies Map will be prepared and will accompany the Revised Preferred Option version of the Local Plan when it is issued for consultation in Autumn 2015. The Policies Map will include all of the sites allocated for development, together with areas of constraint including the Green Belt and nature conservation sites, and infrastructure projects including the M55 (Junction 4) to Heyhouses (St Annes) link road.
20. It is a statutory requirement and best practice that the Local Plan is subject to several technical assessments during its preparation to ensure that it addresses the specific issues of sustainability, impact on international sites of nature conservation importance, economic viability, health, equality and impact on rural areas. Therefore, the following assessments of the Local Plan will need to be prepared over the summer months and be made available as part of the public consultation into the plan in Autumn 2015:
 - Sustainability Appraisal (SA)
 - Habitat Regulations Assessment (HRA) - Screening Report
 - Health Impact Assessment (HIA)
 - Equalities Impact Assessment
 - Rural Proofing Assessment
 - Viability Assessment

21. A draft Infrastructure Delivery Plan for Fylde (IDP), incorporating an Infrastructure Delivery Schedule (IDS), is being prepared to accompany the Revised Preferred Option version of the Local Plan. The IDP identifies infrastructure projects which will assist in accommodating all of the growth (housing, employment and mixed use development) proposed in this Local Plan. Infrastructure providers will be consulted on as part of the plan making process, following this Development Management Committee (Policy) Committee meeting, so as to ensure that all of the requisite infrastructure is in place to deliver the level of growth proposed in the Local Plan.
22. Based on the approved timetable, the Local Plan will not be adopted until March 2017. It is not possible to put off the determination of planning applications pending the adoption of the plan. The emerging plan will be a material consideration in the determination of any planning application, however its weight will be limited at this time but will increase as the plan passes through the various stages of its preparation. In order to ensure that development that comes forward ahead of the Local Plan is in accordance with its key principles, it is proposed that, in addition to moving forward as part of the wider plan, matters relating to the provision of housing and the masterplanning of Strategic Locations for Development are emphasised by drawing particular attention to these matters through the preparation of advice notes that will be used to guide future development.

IMPLICATIONS	
Finance	The Council's approved Revenue Budget for 2015/16 contains provision for the resources required to ensure delivery of the Local Plan in accordance with the decision made by Cabinet on 26th November 2014 and the delivery timescale contained therein. There are no additional finance resource implications arising from this report. However any extension of the delivery timescale beyond that included within the 26 th November report will, most likely, increase the cost of delivering of the Local Plan and this would need to be addressed in due course.
Legal	None
Community Safety	None
Human Rights and Equalities	A Health Impact Assessment and an Equalities Impact Assessment will be undertaken before the Revised Preferred Option version of the Local Plan is issued for consultation.
Sustainability and Environmental Impact	A Sustainability Appraisal will be undertaken before the Revised Preferred Option version of the Local Plan is issued for consultation.
Health & Safety and Risk Management	None

LEAD AUTHOR	TEL	DATE	DOC ID
Michael Eastham	01253 658695	Date of report	

LIST OF BACKGROUND PAPERS

Name of document	Date	Where available for inspection
Fylde Local Plan Evidence Base		http://www.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/evidence-base/

Attached documents

1. Appendix 1: The draft Revised Preferred Option (RPO) version of the Fylde Local Plan to 2032 – Available on request. Document is available online at following link <http://fylde.cmis.uk.com/fylde/MeetingsCalendar/tabid/70/ctl/ViewMeetingPublic/mid/397/Meeting/120/Committee/21/Default.aspx>
2. Appendix 2: RPO Housing Allocations and Commitments and Employment Land Allocations Maps

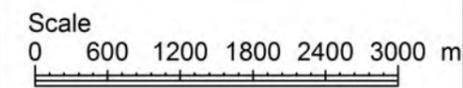
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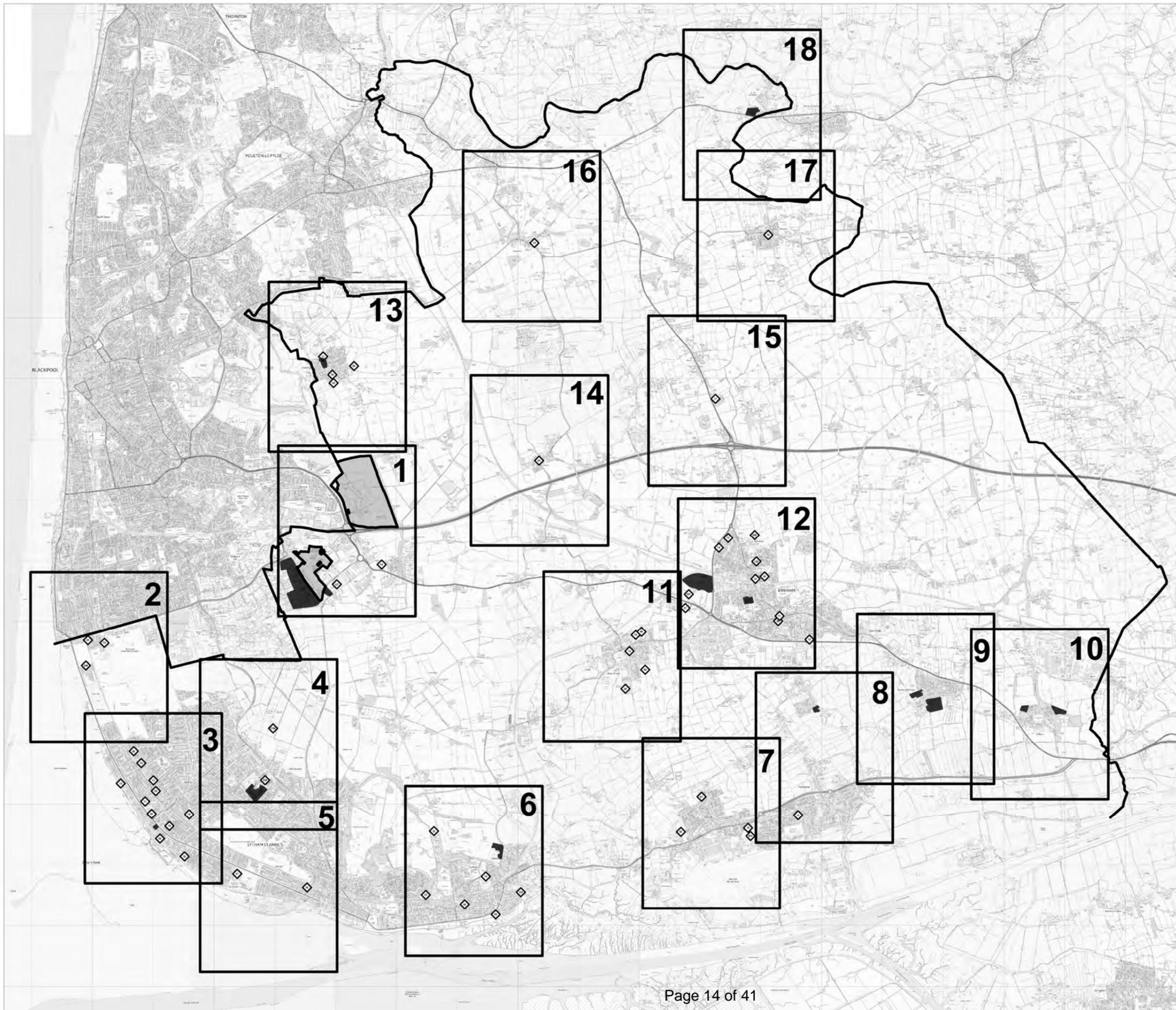
RPO - HOUSING ALLOCATIONS AND COMMITMENTS INDEX FOR INDIVIDUAL MAPS

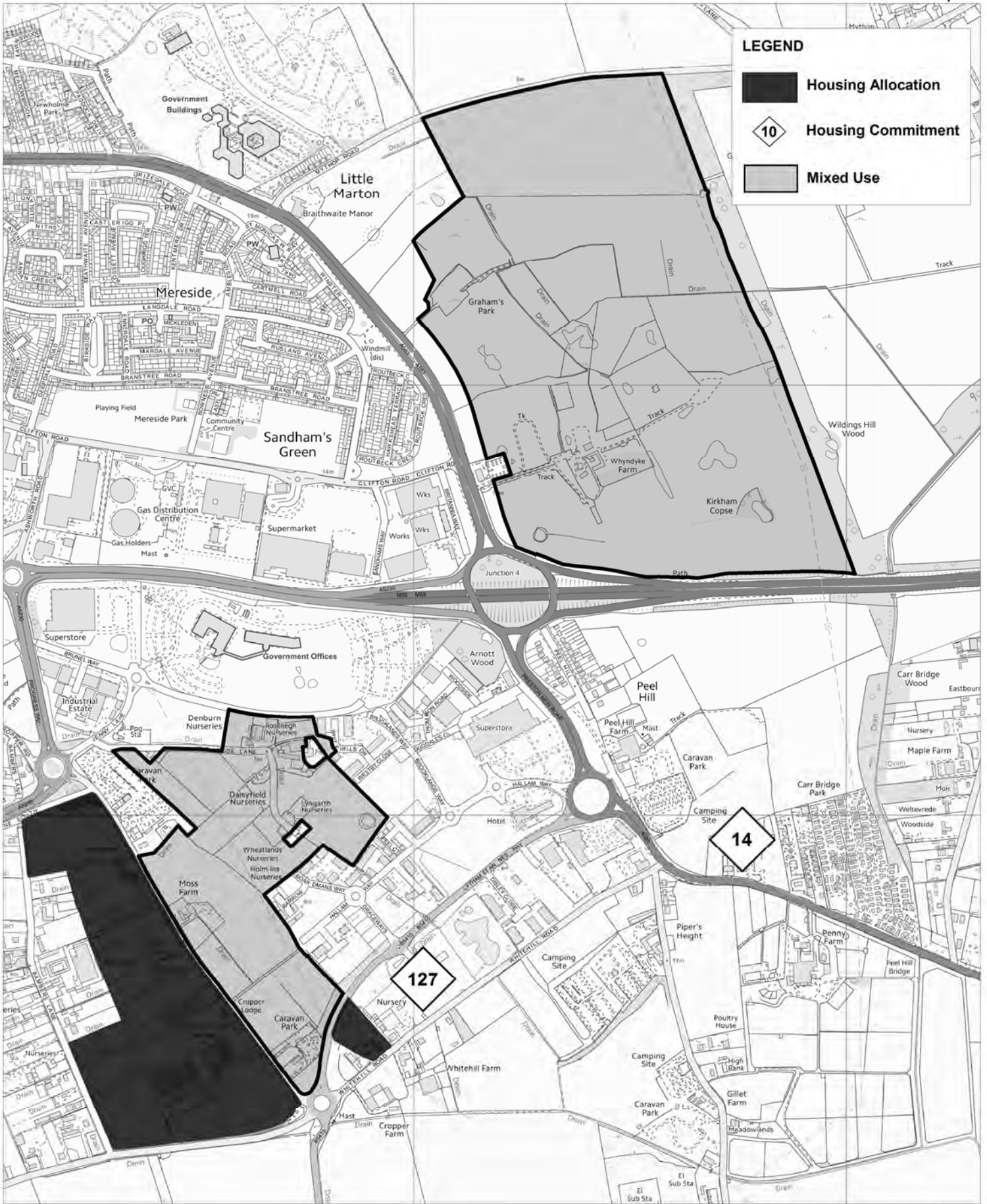
FYLDE COUNCIL

Development Services
Town Hall
St Annes
FY8 1LW



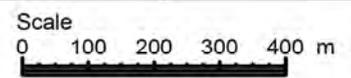
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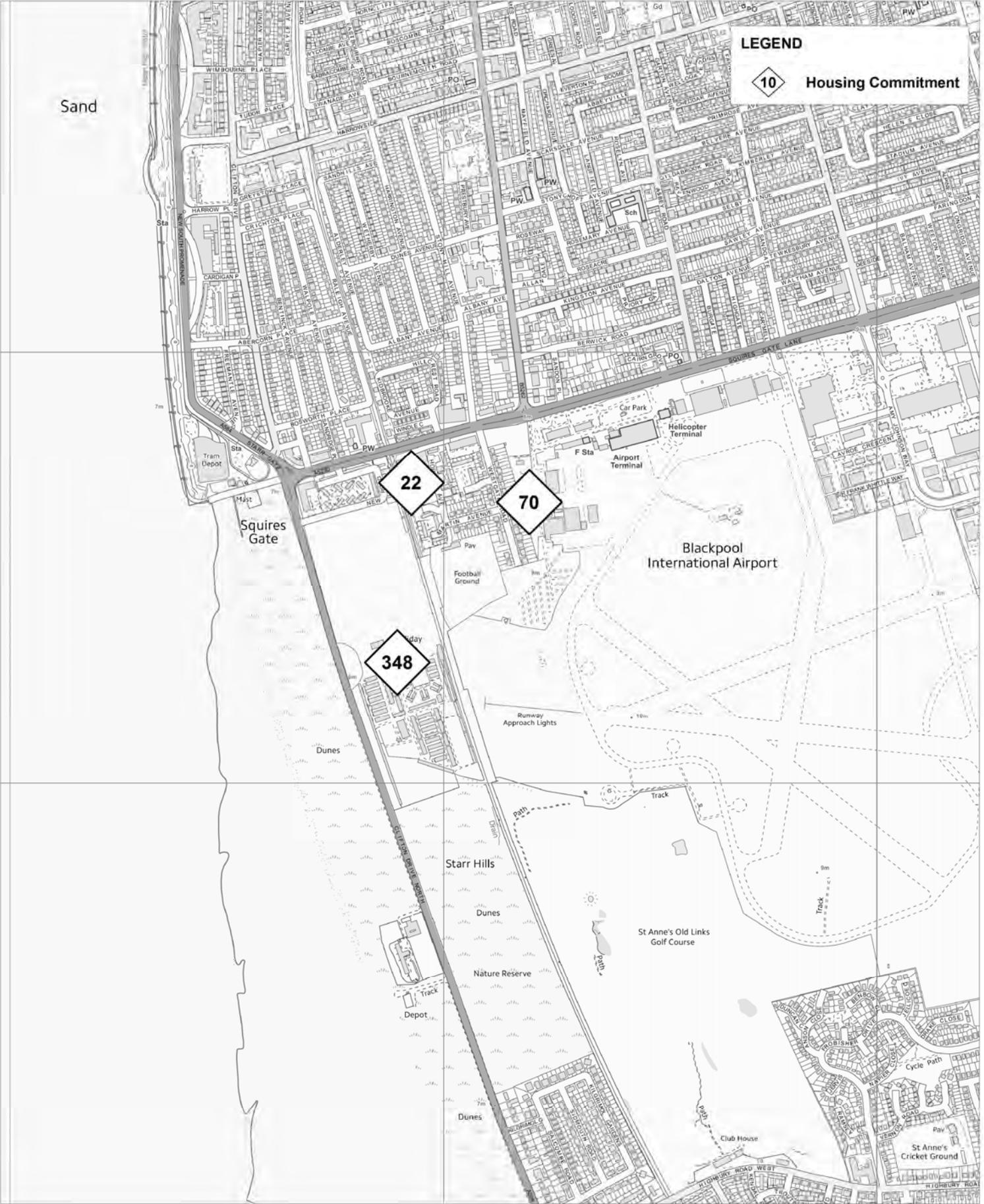


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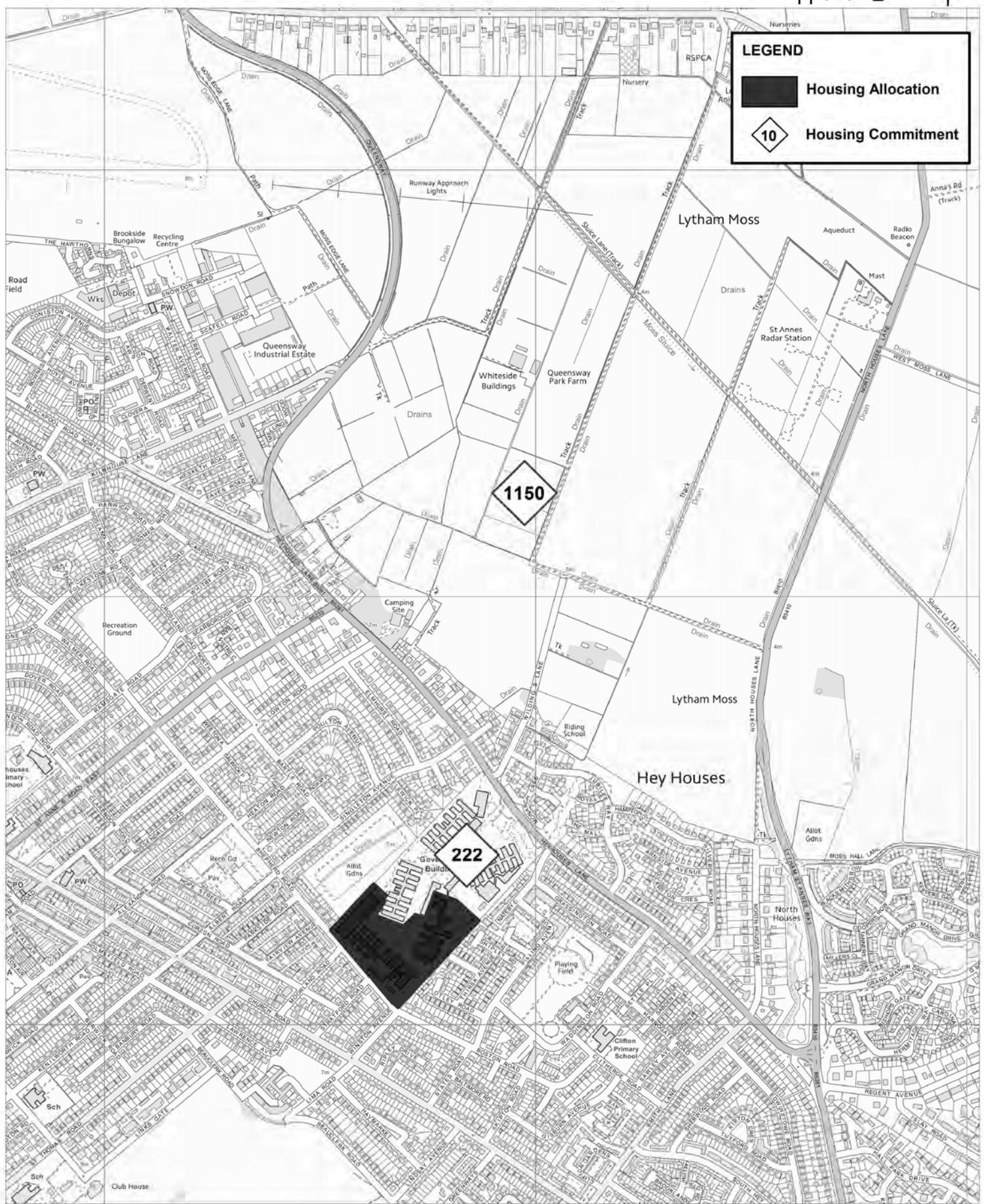
- Housing Allocation
- 10 Housing Commitment
- Mixed Use



RPO - Housing Allocations and Commitments - Fylde-Blackpool Periphery (Map 2)



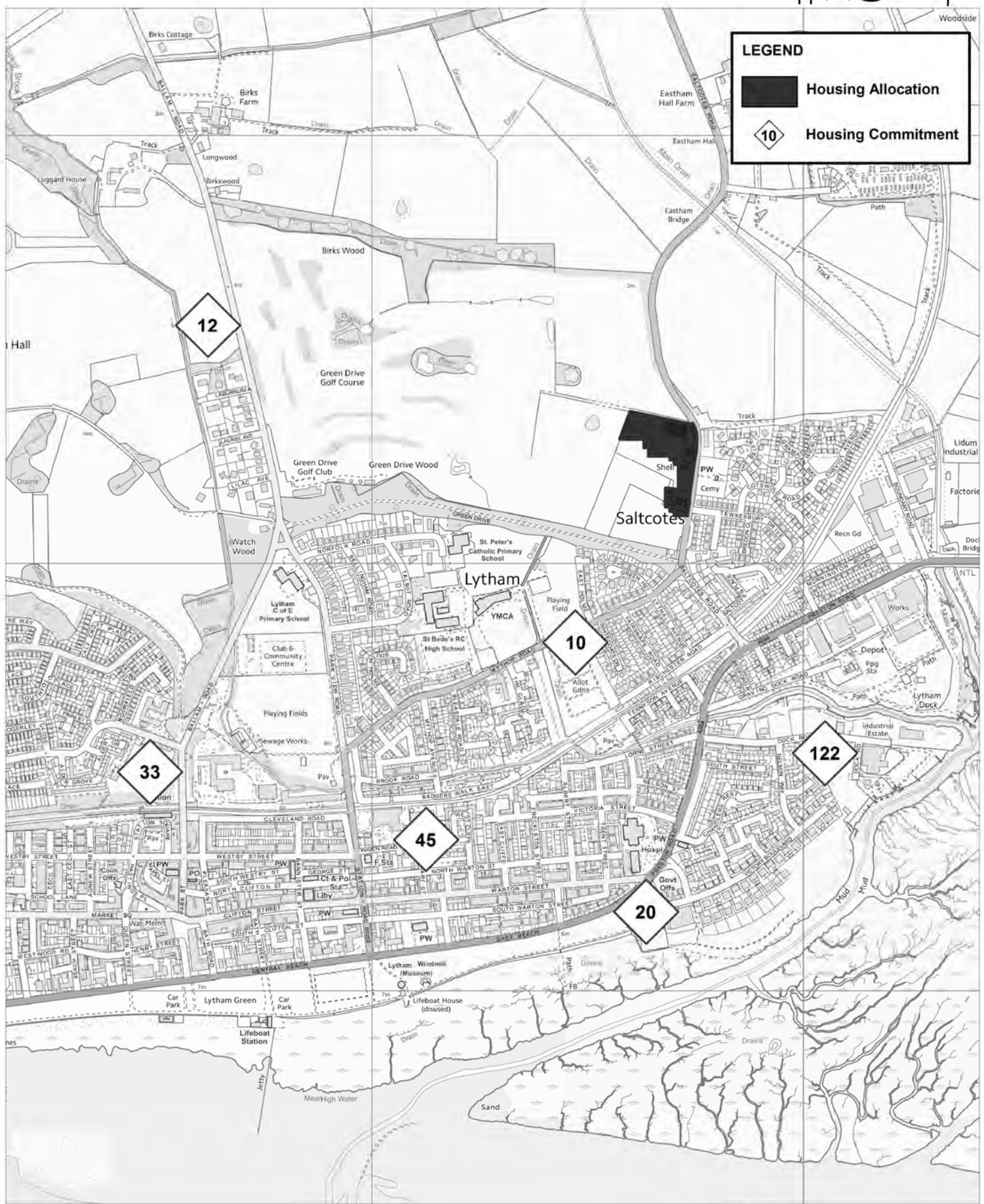
RPO - Housing Allocations and Commitments - Fylde-Blackpool Periphery (Map 1)



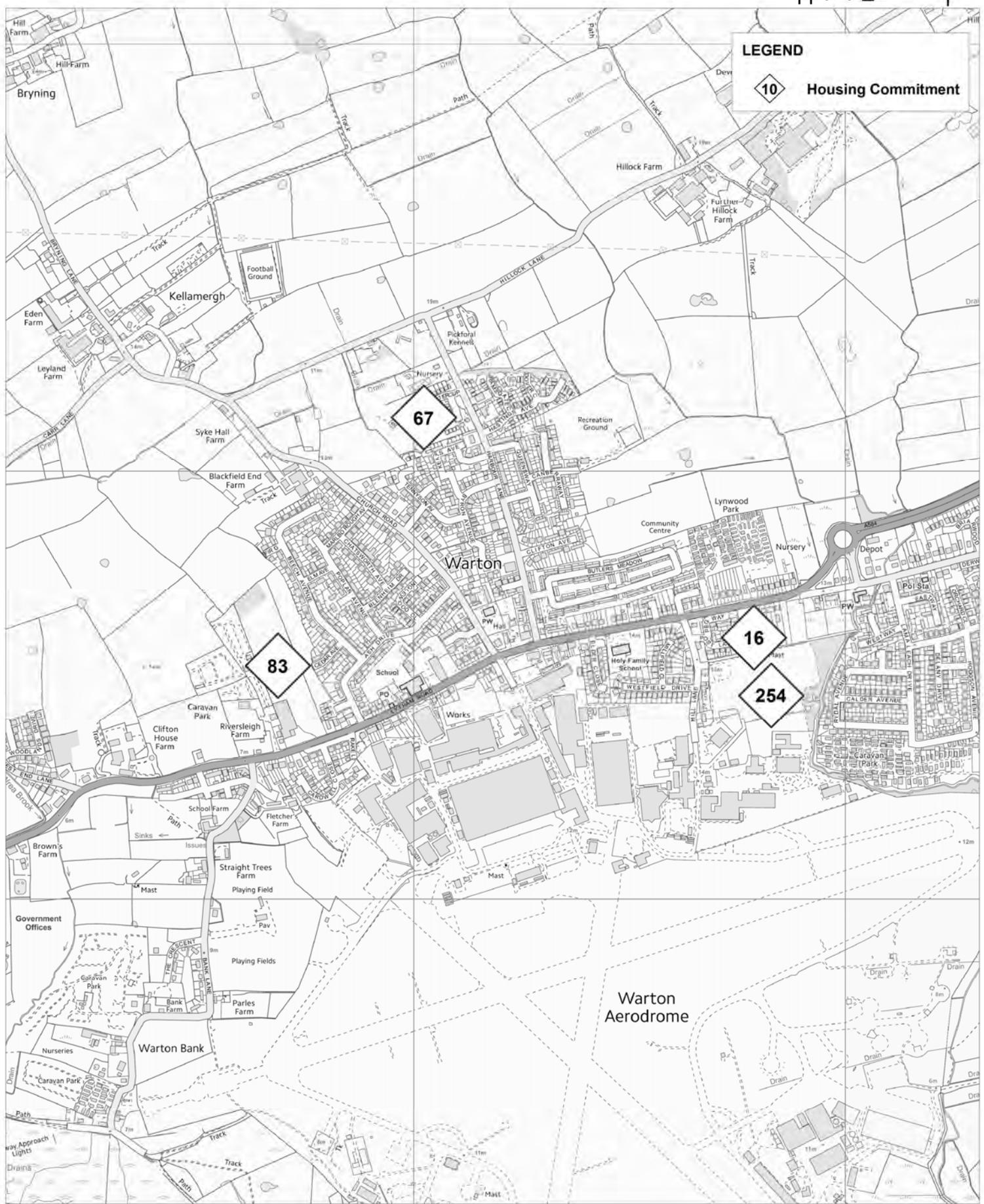
RPO - Housing Allocations and Commitments - Lytham and St Annes (Map 2)



RPO - Housing Allocations and Commitments - Lytham and St Annes (Map 3)

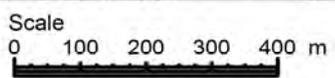


RPO - Housing Allocations and Commitments - Lytham and St Annes (Map 4)

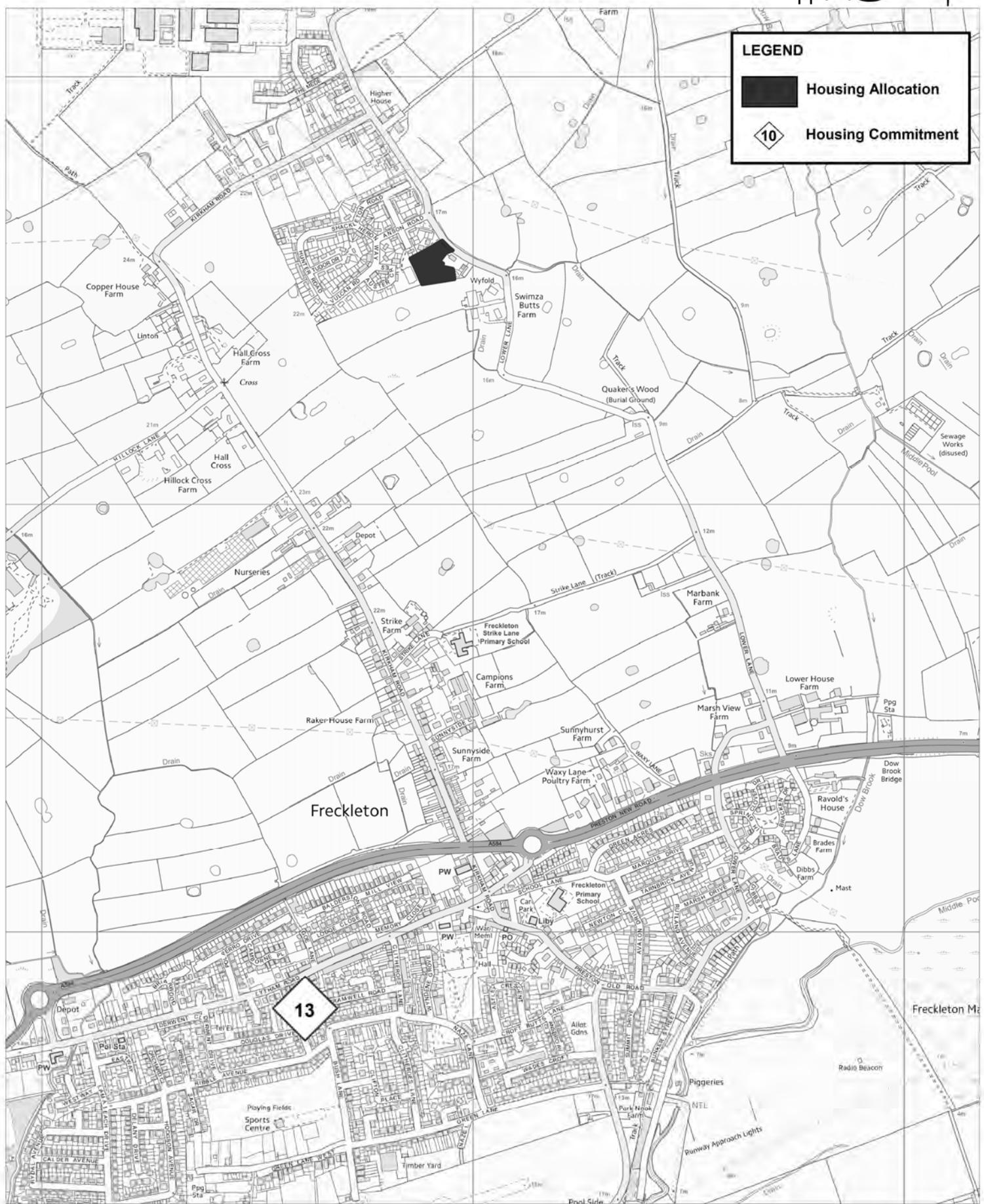


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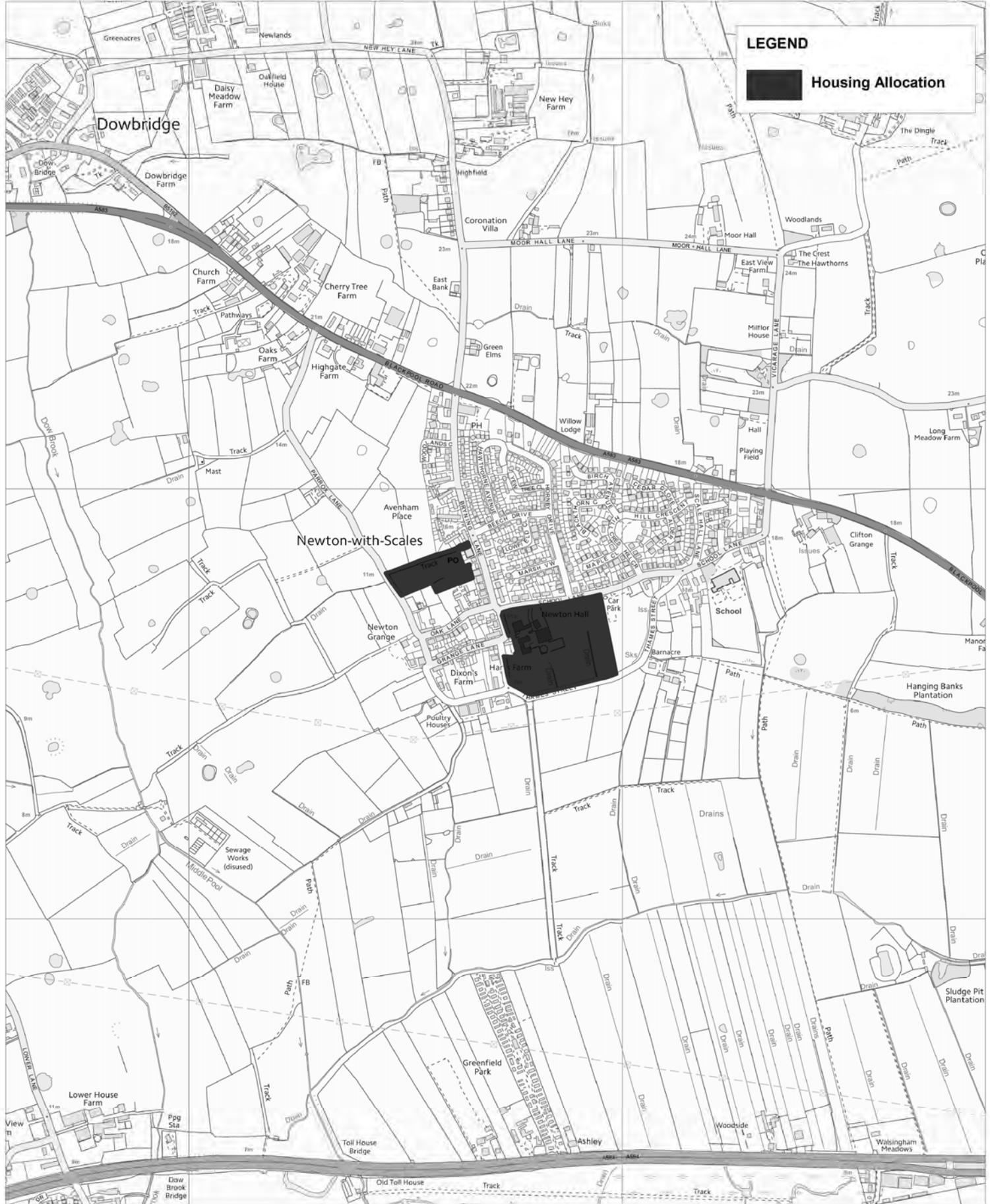
10 Housing Commitment



RPO - Housing Allocations and Commitments - Warton



RPO - Housing Allocations and Commitments - Freckleton

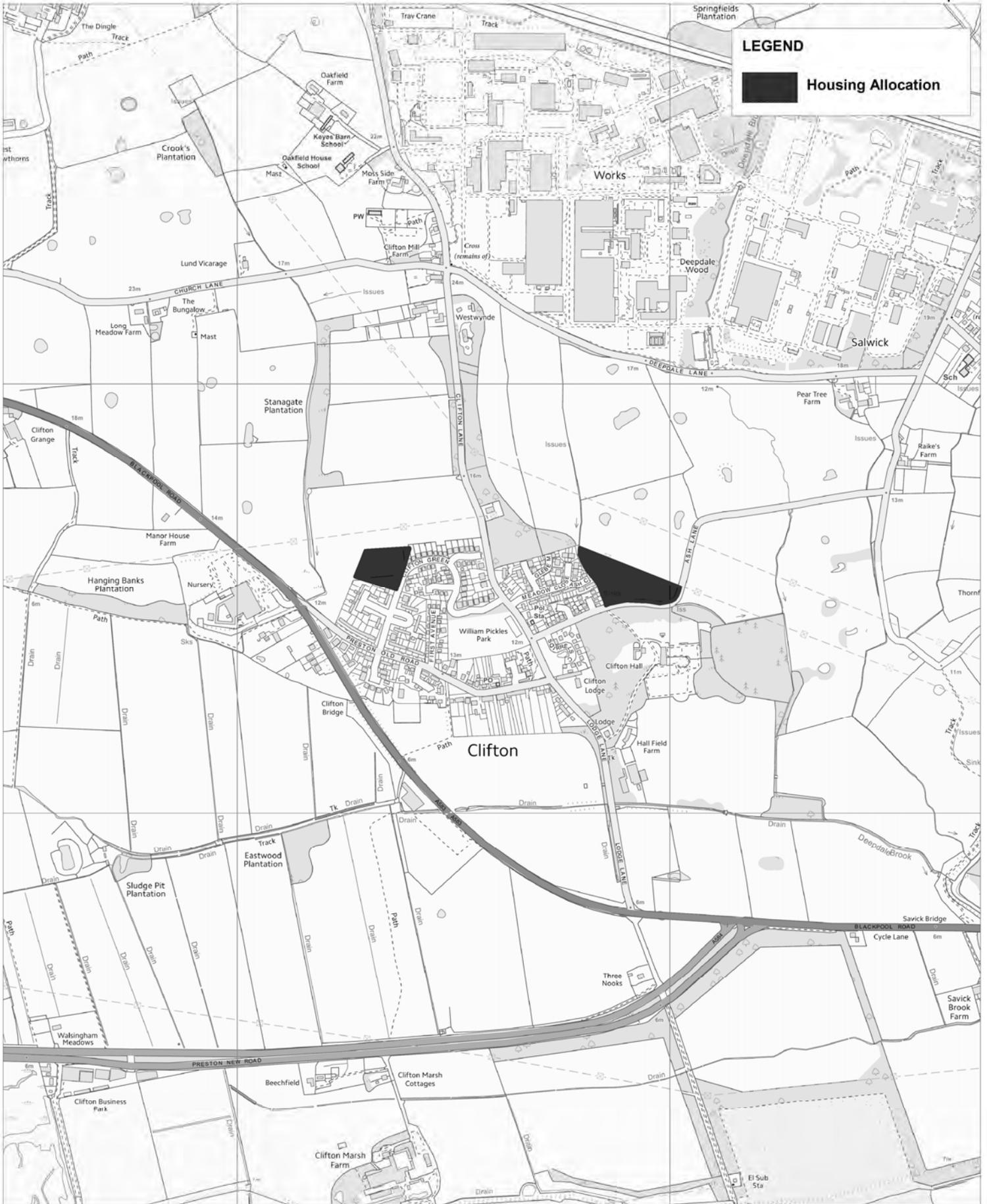


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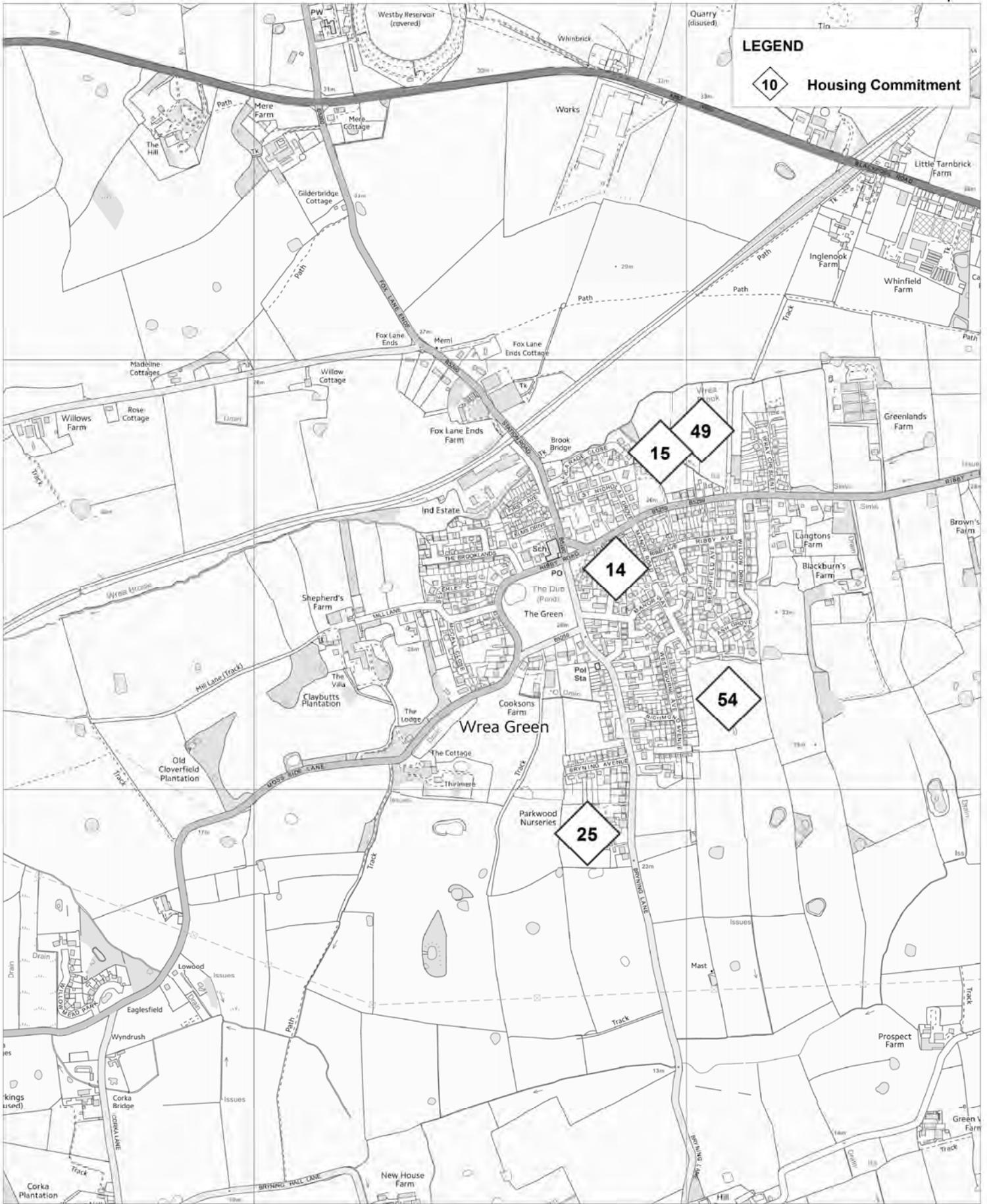
 **Housing Allocation**



RPO - Housing Allocations and Commitments - Newton



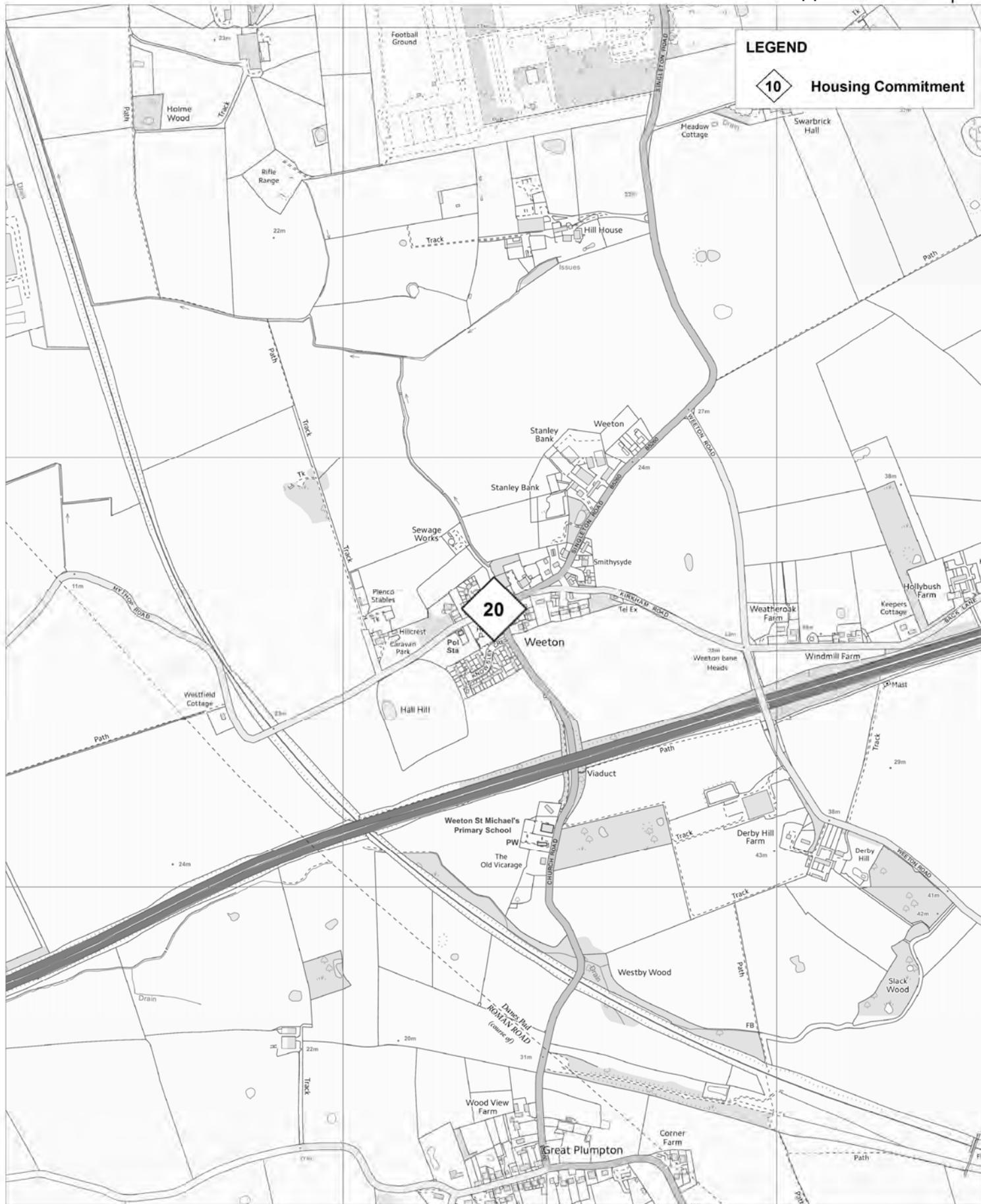
RPO - Housing Allocations and Commitments - Clifton



RPO - Housing Allocations and Commitments - Wrea Green



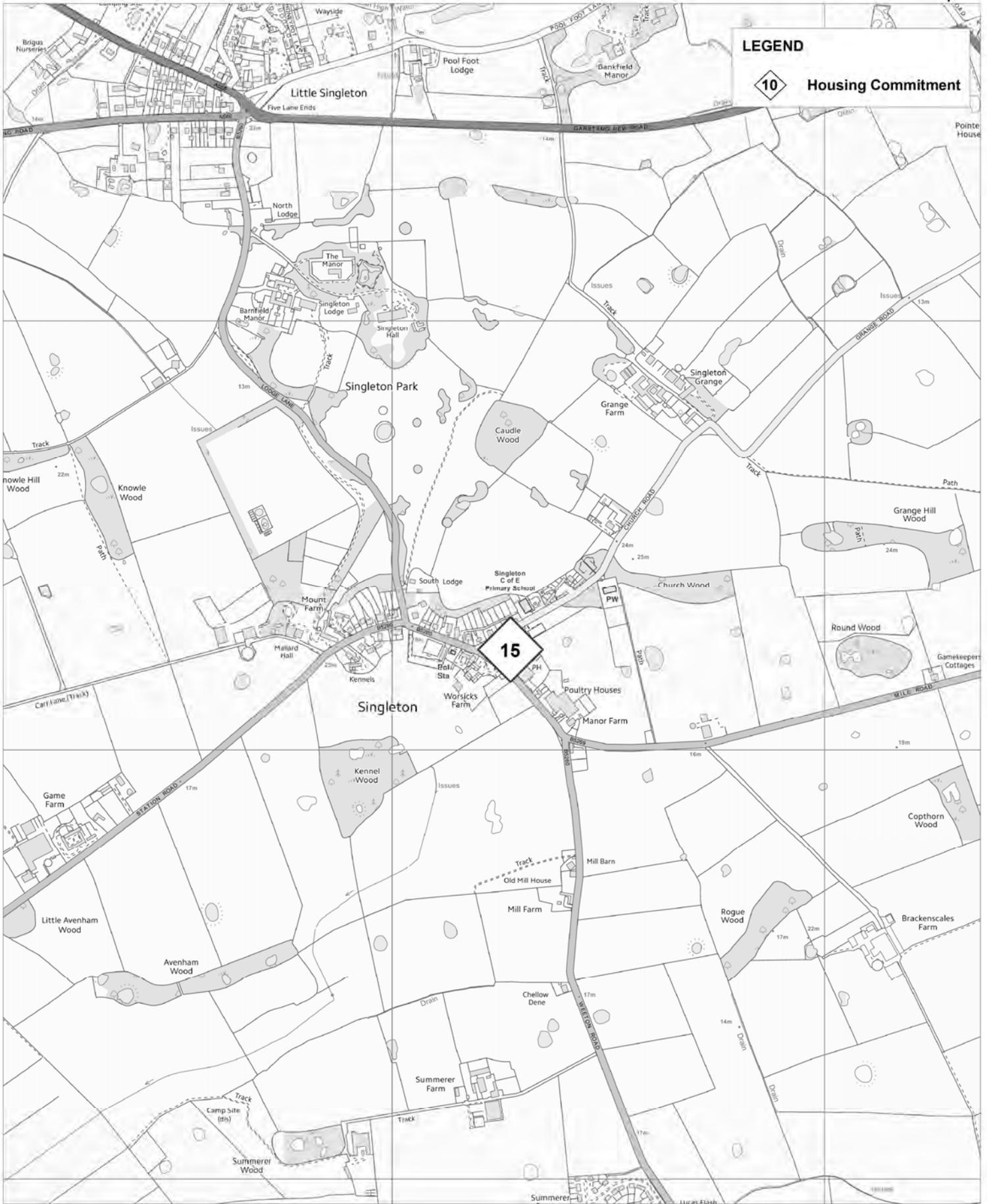
RPO - Housing Allocations and Commitments - Staining



RPO - Housing Allocations and Commitments - Weeton



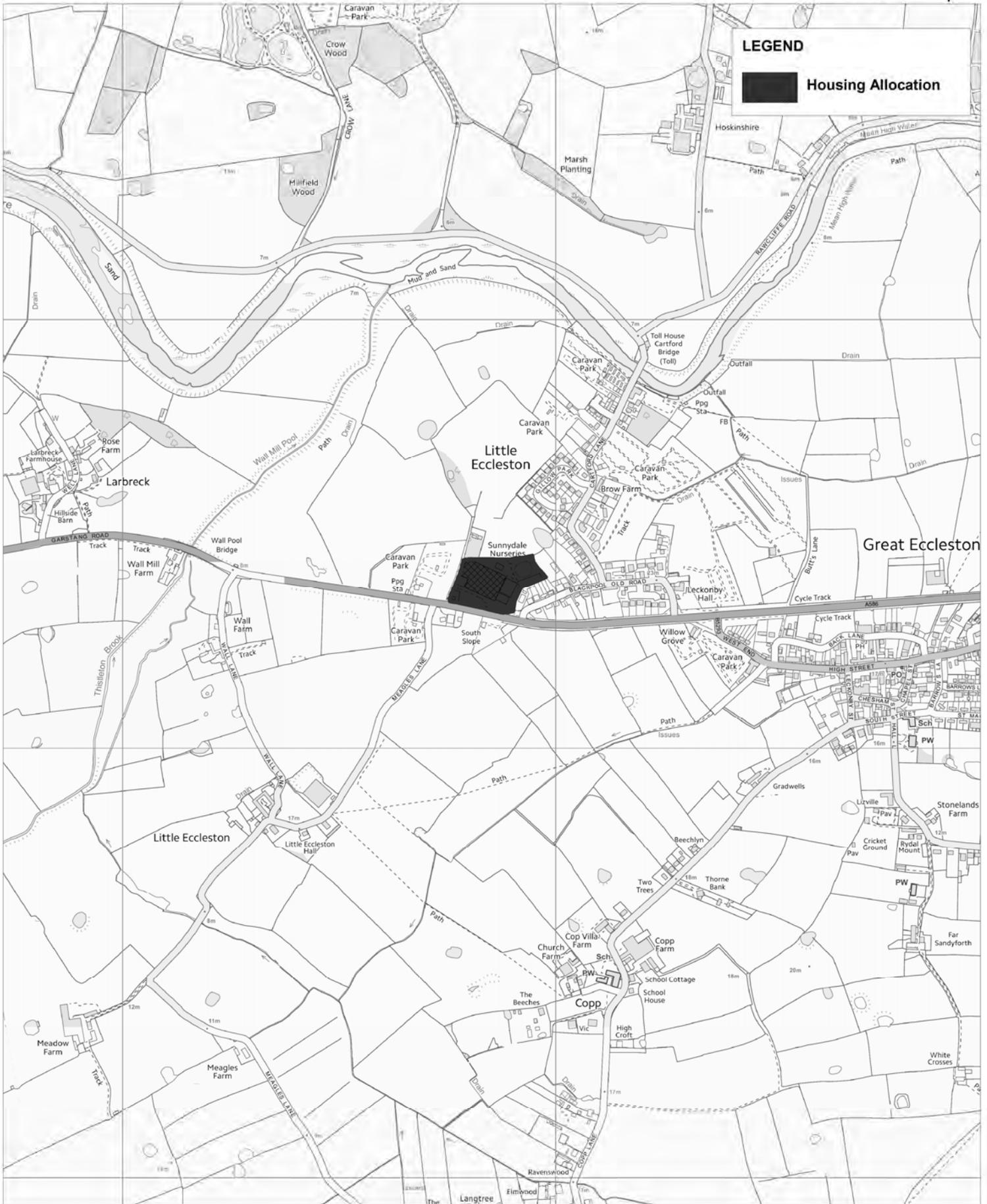
RPO - Housing Allocations and Commitments - Greenhalgh



RPO - Housing Allocations and Commitments - Singleton



RPO - Housing Allocations and Commitments - Elswick



RPO - Housing Allocations and Commitments - Little Eccleston

Appendix 2

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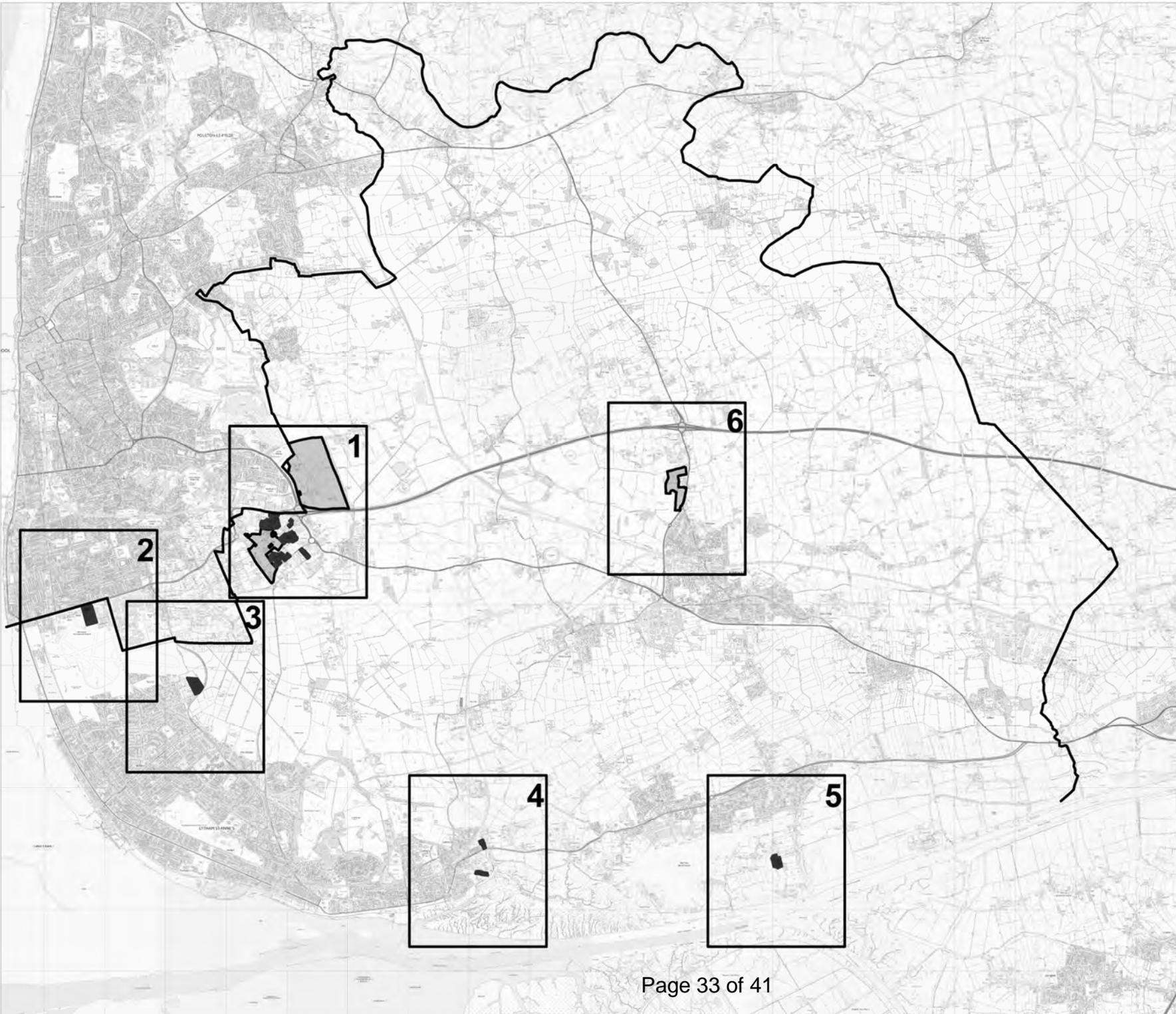
RPO - EMPLOYMENT
LAND ALLOCATIONS
INDEX FOR INDIVIDUAL
MAPS

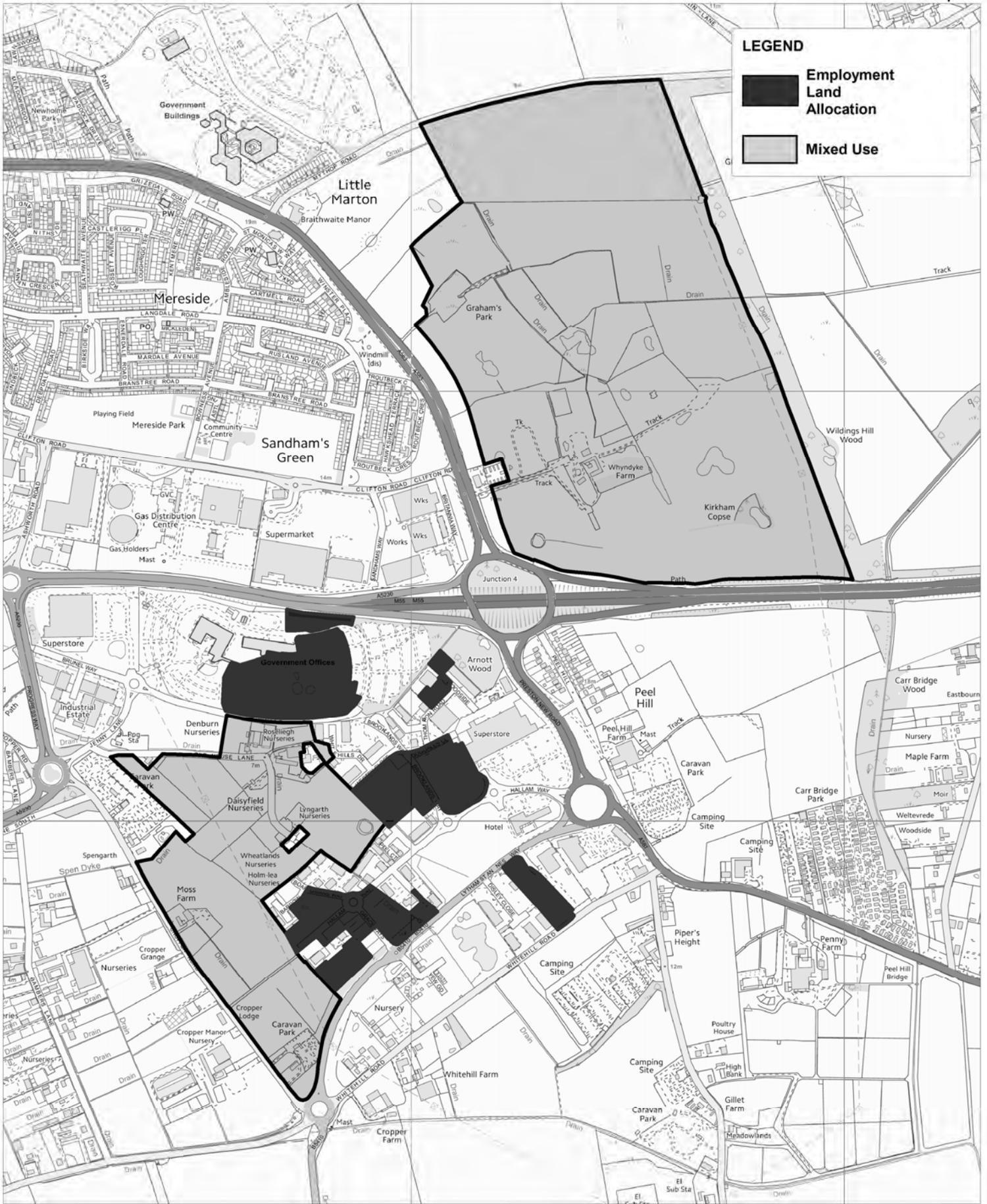
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St Annes
FY8 1LW

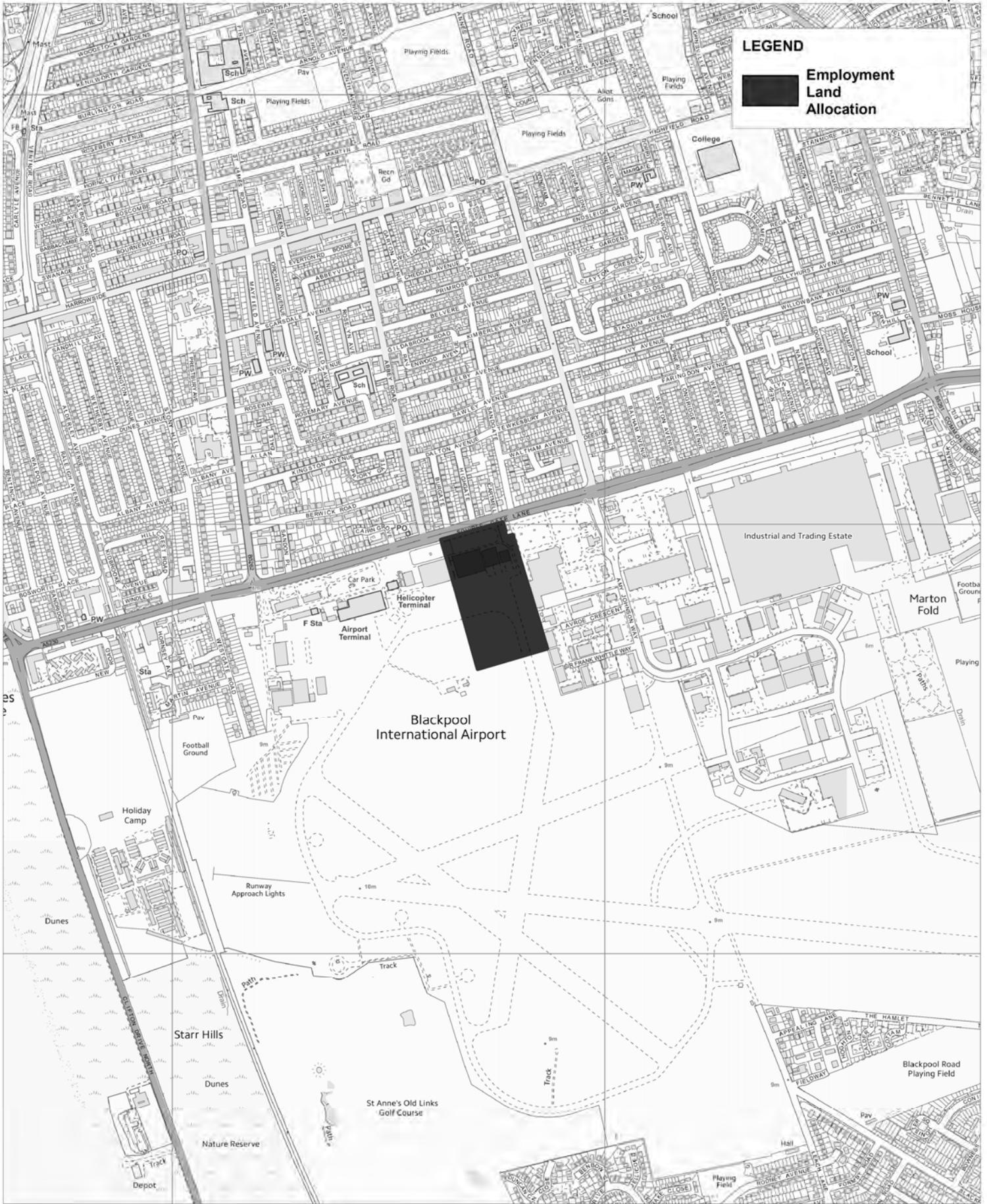
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Date : May 2015

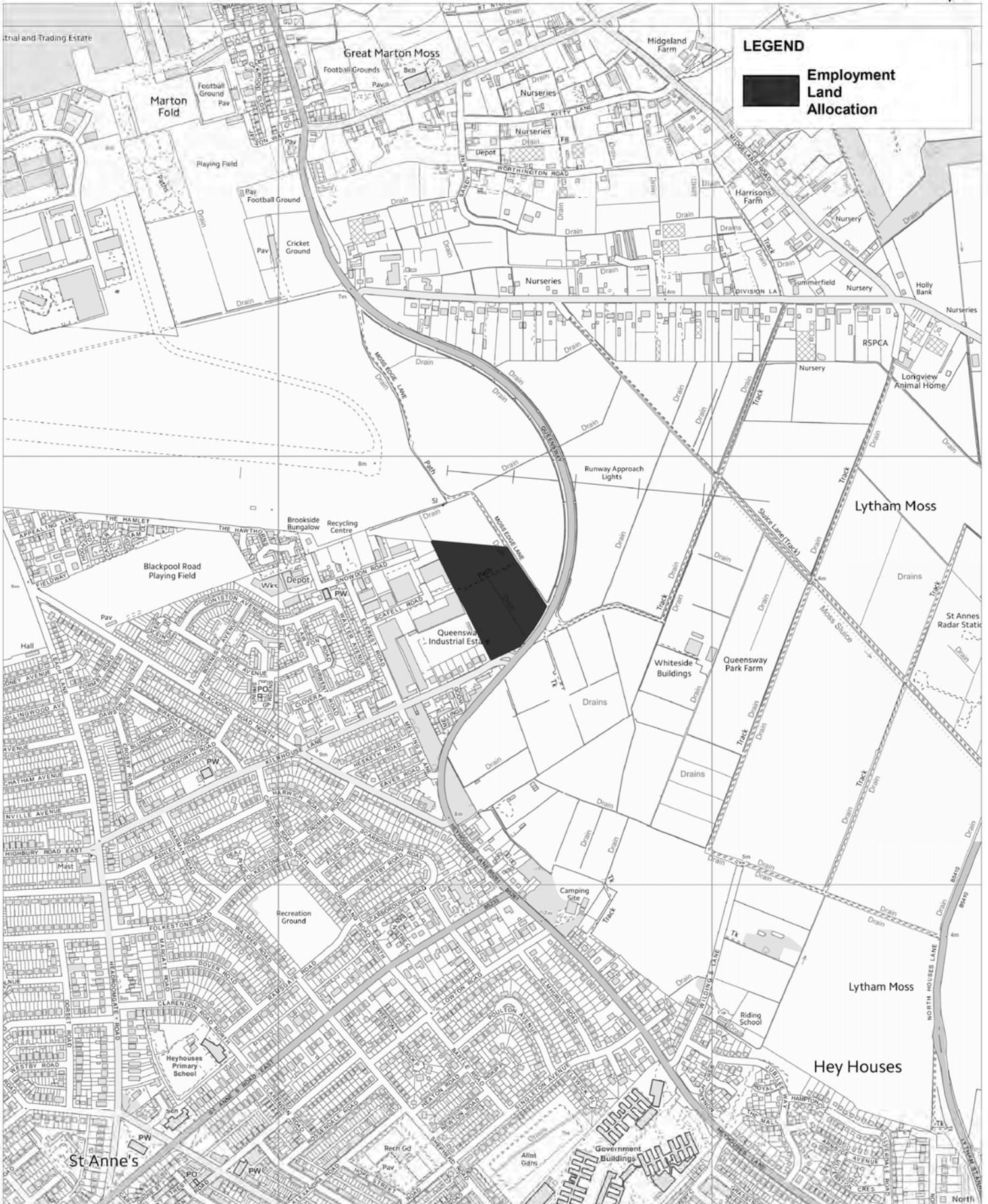




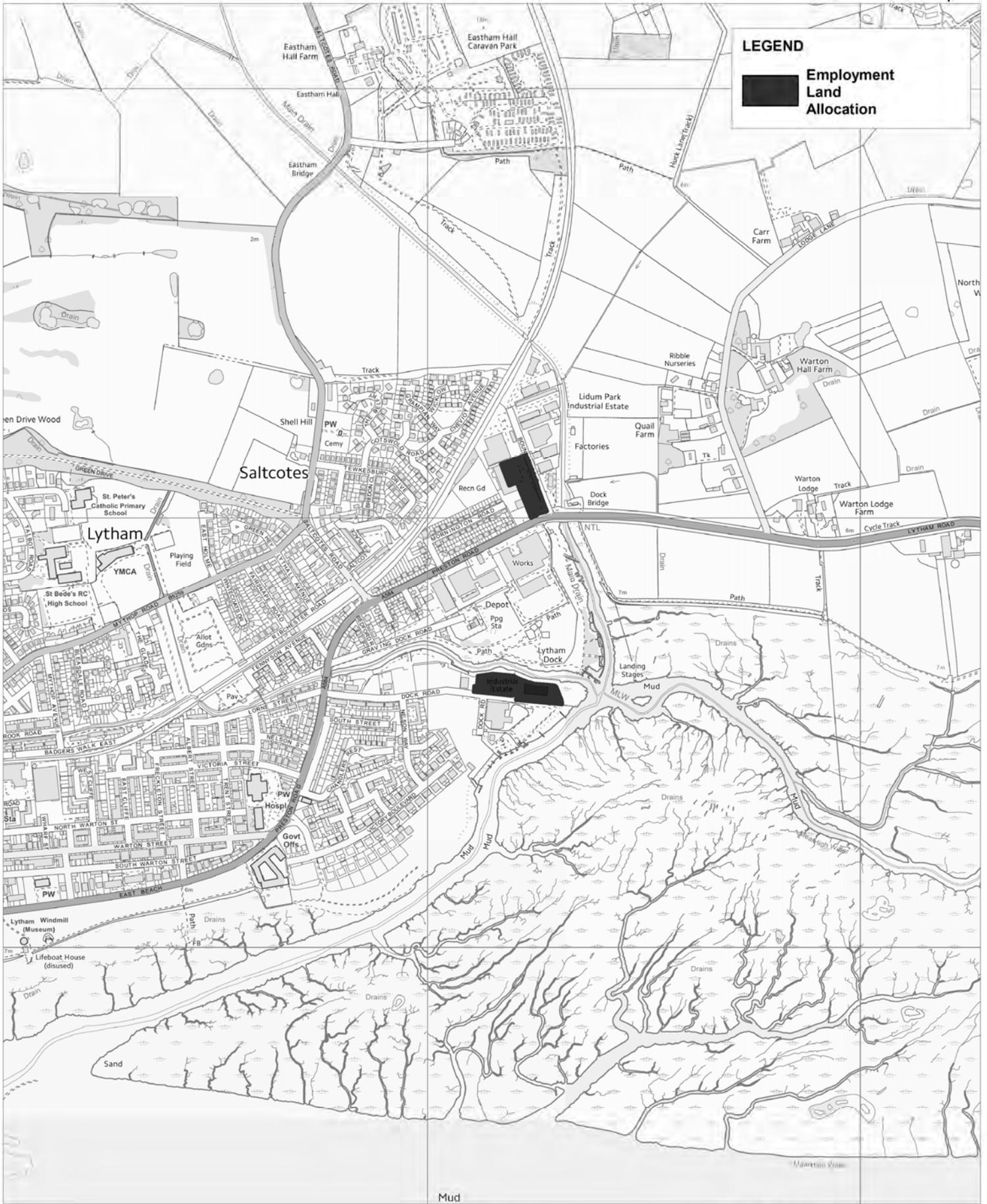
RPO - Employment Land Allocations - Fylde-Blackpool Periphery (Map 2)



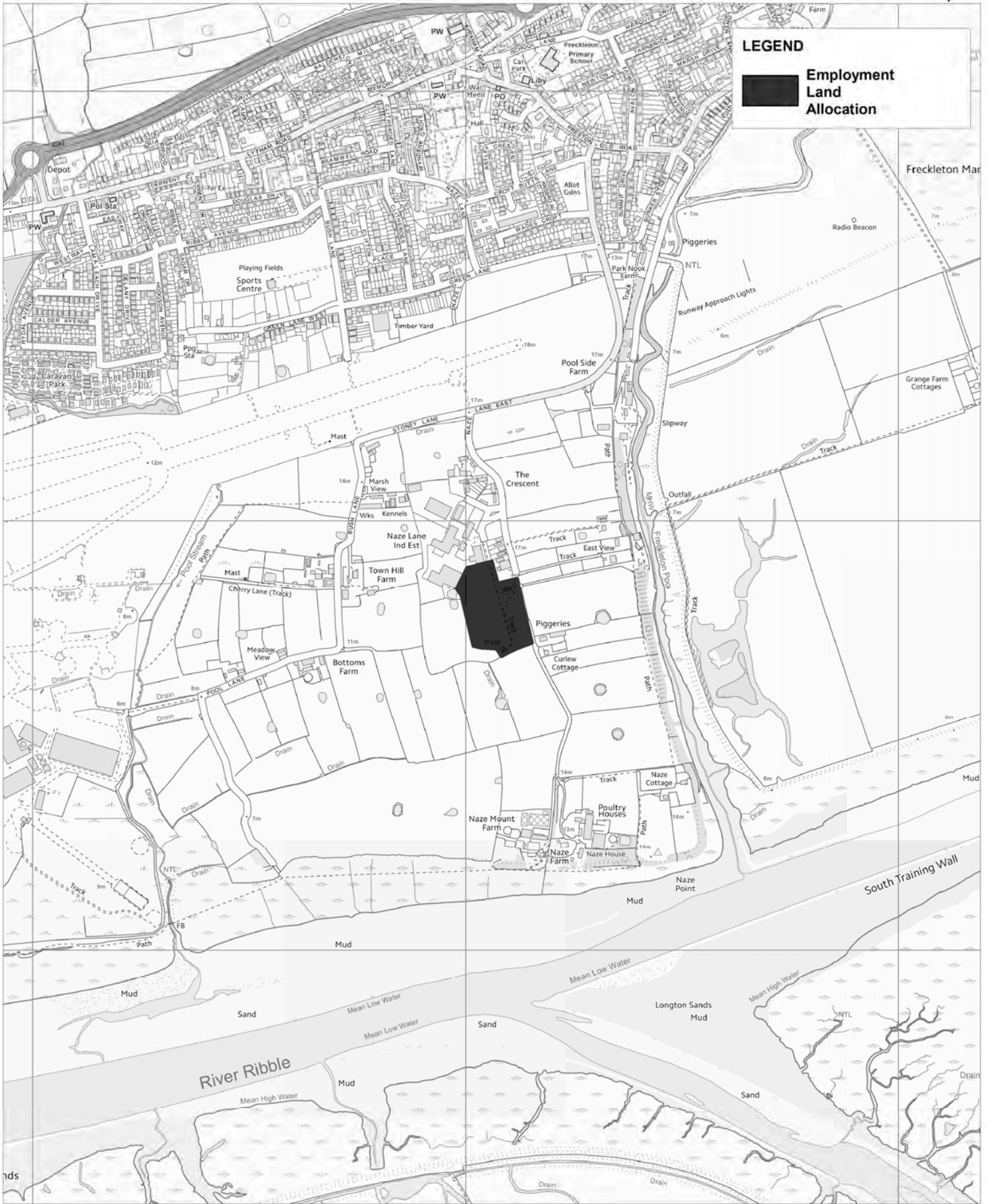
RPO - Employment Land Allocations - Fylde-Blackpool Periphery (Map 1)



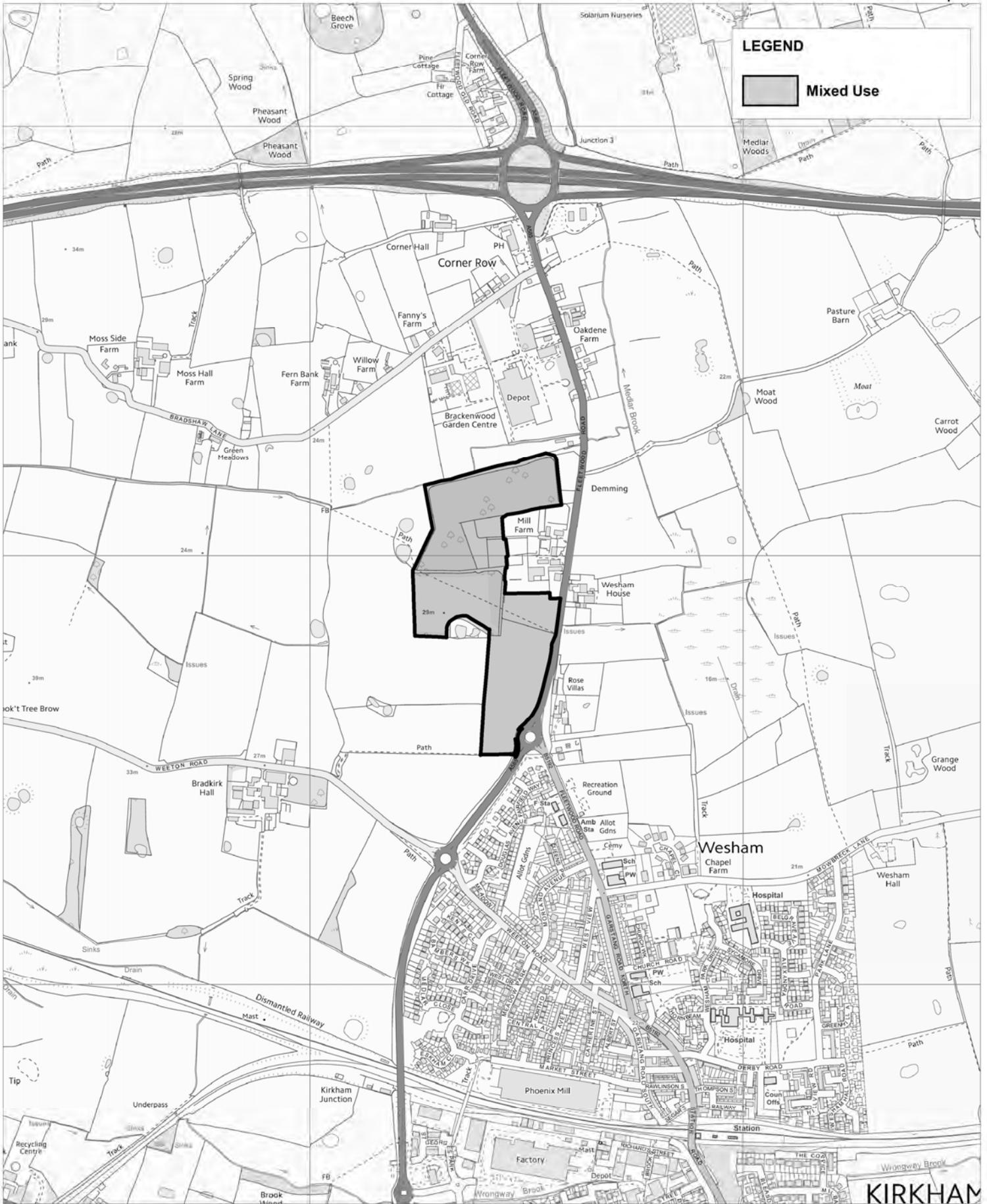
RPO - Employment Land Allocations - Lytham and St Annes (Map 1)



RPO - Employment Land Allocations - Lytham and St Annes (Map 2)



RPO - Employment Land Allocations - Freckleton



RPO - Employment Land Allocations - Wesham

INFORMATION ITEM



REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES	DEVELOPMENT MANAGEMENT (POLICY) COMMITTEE	17 JUNE 2015	6

HOUSING REQUIREMENT PAPER 2015

PUBLIC ITEM

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

SUMMARY OF INFORMATION

The Housing Requirement Paper 2015 summarises the findings of the 2013 Strategic Housing Market Assessment, the Analysis of Housing Need in light of the 2012-based Sub- National Population Projections (Addendum1) and the Analysis of Housing Need in light of the Sub- National Household Projections (Addendum 2).

The Housing Requirement Paper (Appendix 1 to this Report) concludes that a figure of 370 dwellings per annum will meet Fylde's objectively assessed need for housing.

The figure of 370 dwellings per annum will be subject to public consultation when the Revised Preferred Option is put out for consultation in the Autumn of 2015.

SOURCE OF INFORMATION

The planning policy team and Turley, in partnership with specialist demographic consultancy Edge Analytics, completed a Strategic Housing Market Assessment (SHMA) for the Fylde Coast authorities of Blackpool, Fylde and Wyre in 2013, with the final report published in February 2014.

LINK TO INFORMATION

Information Note Fylde Housing Requirement Paper 2015 and Fylde Addendum 2: Analysis of Housing Need in light of the 2012 Sub-National Household Projections -

<http://fylde.cmis.uk.com/fylde/MeetingsCalendar/tabid/70/ctl/ViewMeetingPublic/mid/397/Meeting/120/Committee/21/Default.aspx>

WHY IS THIS INFORMATION BEING GIVEN TO THE COMMITTEE?

The Housing Requirement Paper 2015, Strategic Housing Market Assessment and Addendums 1 and 2 are evidence based documents that have been used to derive Fylde's Housing Requirement Figure and have therefore determined the amount of land that has been allocated in the Revised Preferred Option Local Plan to 2032.

FURTHER INFORMATION

Contact Julie Glaister julieg@fylde.gov.uk

INFORMATION ITEM



REPORT OF	MEETING	DATE	ITEM NO
RESOURCES DIRECTORATE	DEVELOPMENT MANAGEMENT (POLICY) COMMITTEE	17 JUNE 2015	7

YEAR END PERFORMANCE 2014/15

PUBLIC ITEM

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

SUMMARY OF INFORMATION

The report provides details of the key performance outcomes for the whole of the financial year 2014/15. Performance is reported against the targets set for the year and commentary is provided by exception.

SOURCE OF INFORMATION

Development Management teams input data into the InPhase corporate online system from service based performance data.

LINK TO INFORMATION

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

<http://fylde.cmis.uk.com/fylde/MeetingsCalendar/tabid/70/ctl/ViewMeetingPublic/mid/397/Meeting/120/Committee/21/Default.aspx> - Year End Performance for the Development Management Committee Remit.

WHY IS THIS INFORMATION BEING GIVEN TO THE COMMITTEE

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

FURTHER INFORMATION

Contact Alex Scrivens, Performance Improvement Officer.