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1. WHAT IS A LOCAL DEVELOPMENT SCHEME (LDS)?

Why is Fylde Council producing a new LDS?

What is an LDS?

1.1 All local planning authorities are required to produce a Local Development Scheme (LDS), which details the documents that will comprise the Development Plan for the area.

1.2 An LDS should contain a timetable showing when each document is estimated to be completed and whether the council is on target to achieve the estimated deadline.

1.1 A Local Development Scheme is a document that local planning authorities are required to produce under the Planning and Compulsory Purchase Act 2004 (As Amended by the Localism Act 2011). It must be available publically and kept up to date. Planning Practice Guidance (Paragraph 009 Reference ID: 12-009-20140306) states *“Local planning authorities should publish their Local Development Scheme on their website”*.

1.2 The last LDS was published in November 2015 and is now out of date. Since 2015 a great deal of progress has been made in producing the Fylde Local Plan to 2032. In December 2016 the Fylde Local Plan to 2032 was submitted to the Planning Inspectorate. The Examination in Public commenced in March 2017 and there were three sessions of hearings with the last session in December 2017. Main Modifications were consulted upon and at the time of writing this LDS the Council is awaiting the Inspector’s Report. The LDS 2018 describes the Supplementary Planning Documents which the Council is about to commence production of, and the timetable for completing them.

Current Local Plan

2.1 The Fylde Borough Local Plan (As Altered) (Oct 2005) is an amalgamation of two documents:

- The Fylde Borough Local Plan 1996-2006, And,
- The Fylde Borough Local Plan Alterations Review 2004-2016.

2.2 The Alterations Review was published due to a number of issues that arose in the period leading up to, and since the adoption of the earlier Local Plan, which made it necessary to review the housing chapter and some limited aspects of other parts of the plan.

2. ADOPTED LOCAL PLAN (2005) SAVED POLICIES:

Saved Local Plan Policies

Fylde Borough Local Plan, May 2003

2.1 In order to retain specified policies in the Fylde Borough Local Plan (FBLP) beyond 28 September 2007, the Council was required to seek the Secretary of State's agreement to issue a direction. The direction under paragraph 1(3) of schedule 8 to the Planning and Compulsory Purchase Act 2004, in respect of the FBLP, was issued by the Secretary of State on the 18 September 2007.

2.2 All policies in the FBLP were saved, except Policy TR9: Car Parking within New Developments. This policy related to Appendix 7 which was deleted from the FBLP by means of the alterations review, and car parking standards were subsequently provided by the adopted Joint Lancashire Structure Plan 2001-2016.

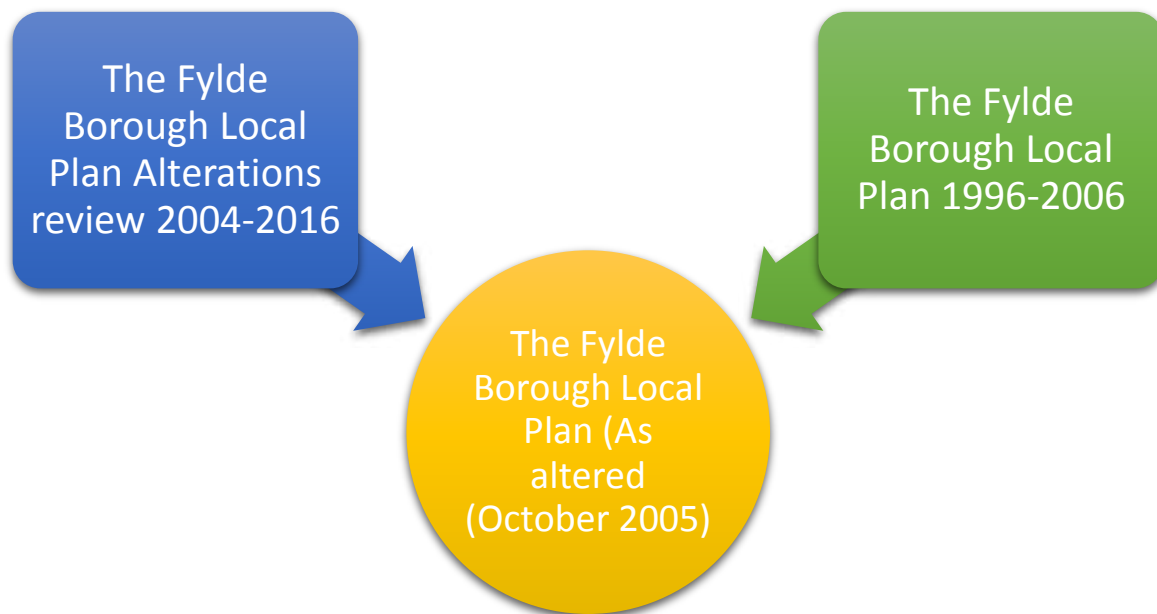
Fylde Borough Local Plan Alterations Review, October 2005

2.3 The nine policies introduced in the alterations review were saved until the 9 October 2008. In order to retain specified policies in the alterations review beyond this date, the council were required to seek the Secretary of State's agreement to issue a direction. The direction under paragraph 1(3) of schedule 8 to the Planning and Compulsory Purchase Act 2004, in respect of the FBLP, was issued by the Secretary of State on the 2 October 2008.

- The Fylde Borough Local Plan 1996 – 2006, adopted on 19 May 2003, and prepared in general conformity with the Lancashire Structure Plan 1991 – 2006 (LSP); and

- The Fylde Borough Local Plan Alterations Review 2004 – 2016, adopted on 10 October 2005, and prepared in general conformity with the Joint Lancashire Structure Plan 2001 – 2016 (JLSP).

All policies in the Alterations Review were saved, with the exception of Policy HL1: The Quantitative Housing Issue/Affordable Housing.



(Figure 1: Current Fylde adopted Local Plan)

- 2.4 To view the adopted Fylde Borough Local Plan (As Altered) (Oct 2005) please see the webpage below.
<http://www.fylde.gov.uk/council/planning-policy--local-plan-/fylde-borough-local-plan-altered-october-2005/>

Development Plan Documents

- 2.5 In addition to the adopted Fylde Borough Local Plan (As Altered) (Oct 2005) the Development Plan for Fylde comprises of the following:
- Joint Lancashire Minerals and Waste Development Framework Core Strategy Development Plan Document, adopted February 2009; and
 - Joint Lancashire Minerals and Waste Local Plan: Site Allocations and Development Management Policies, adopted September 2013.

The Secretary of States direction is available to view on the following link:

<http://www.fylde.gov.uk/business/planning/local-development-plan/>

Neighbourhood Development Plans

- 2.6 Neighbourhood Development Plans offer local communities (via a Neighbourhood Forum or Parish Council) the opportunity to prepare locally specific policies in conformity with the Local Plan. A neighbourhood plan attains development plan status once it has been agreed at a referendum and is ‘made’ by the local planning authority (i.e. brought into legal force following an independent Examination).
- 2.7 Within Fylde, two Neighbourhood Development Plans have been made covering the parishes of St Annes and Bryning with Warton. Details of the neighbourhood Development Plans are available at:
- <http://www.fylde.gov.uk/council/planning-policy--local-plan-/neighbourhood-planning/st-annes-sea-town-council-neighbourhood-plan/>
- <http://www.fylde.gov.uk/council/planning-policy--local-plan-/neighbourhood-planning/bryning-warton-parish-council-neighbourhood-plan/>
- 2.8 The council has also confirmed “Neighbourhood Area” status in regard to the parishes of Elswick, Ribby-with-Wrea, Singleton and Staining. Further details regarding neighbourhood planning may be found at:
- <http://www.fylde.gov.uk/council/planning-policy--local-plan-/neighbourhood-planning/>

Non Development Plan Documents

- 2.9 In addition to the Adopted Local Plan and other Development Plan Documents, Fylde Council also operates:
- A House Extensions Supplementary Planning Document (2007)
<http://www.fylde.gov.uk/business/planning/extending-home-supplementary-planning-document/>

The Council has been working on the Fylde Local Plan to 2032 for a number of years and the plan is nearing adoption, once it is adopted it will replace the Fylde Borough Local Plan (As Altered) (Oct 2005) and become the Development Plan along with the two Lancashire County Council documents listed above.

3. LOCAL DEVELOPMENT SCHEME 2018:

LDS 2018

3.1 The Fylde Local Plan to 2032 is nearing adoption. The Council is proposing to produce four Supplementary Planning Documents (SPDs) on Affordable Housing, Good Design Biodiversity and Healthy Living. Further detail of the timetables for these SPDs is provided on page 13. These will be followed by further Supplementary Planning Documents.

3.1 The current timetable for the adoption of the Fylde Local Plan to 2032 is presented below:

- Local Plan Adoption – October 2018 .

For the latest updates on the emerging Fylde Local Plan to 2032 please see the webpage below:

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

Supplementary Planning Documents

Supplementary Planning Documents 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 documents are capable of being a material consideration in planning decisions but are not part of the Development Plan.

The Council will commence work on the following SPDs:

- Affordable Housing Adoption – July 2019
- Good Design Adoption – July 2019
- Biodiversity Adoption – July 2019
- Healthy Living Adoption – July 2019

Initially, these four SPDs will be produced. The Canopies and Glazed Extensions: A Design Note will be incorporated into the Good Design SPD. The Healthy Living SPD will include Contributions for Health Infrastructure, Hot Food Takeaways, Healthy Places, Access to Natural Areas and Wellbeing and Increasing Levels of Activity. In tandem with this the Council will also progress the development of a CIL subject to the Government's Review.

Once the final versions have been consulted on planning officers will commence work on other SPDs from the list below which is not in order of priority.

- Open Space
- Viability
- Advertisements
- Valued Landscapes
- Car Parking Standards
- Renewable Energy

An LDS usually provides a timetable for the next three years however, following the publication of a revised National Planning Policy Framework there is uncertainty about when the Fylde Local Plan to 2032 will need to be reviewed to ensure it complies with the latest government guidance. Accordingly, the timetabling of these SPDs will be left until this issue has been resolved.

Resources

3.2 The following in-house resources will be made available for adopting the Local Plan and producing the SPDs:

- Planning Policy Manager (part time)
- 1 x Principal Planning Officer
- 1 x Planning Officer
- Research and Information Officer (part time)
- Cartographer/GIS Officer (part time)

3.3 The Local Plan will play a crucial role in helping to implement the council's vision, strategic objectives and development strategy, which sets out how the council would like the Fylde borough to look in 2032. Supplementary Planning Documents will add further detail to policies in the Local Plan. As such, wider resources within the council will be drawn upon to prepare and implement the Local Plan, including the skills and expertise of colleagues in respect of:

- Biodiversity
- Built Heritage/Conservation
- Development Management
- Design
- Economic Regeneration
- Environmental Health
- Housing
- Parks and Horticulture Services
- Tourism

3.4 Joint working with Lancashire, Wyre, Preston and Blackpool Councils is coordinated through an Officer Working Group, as part of the duty to co-operate. There is also a Joint Advisory Committee (JAC) made up of elected Members from each council, and Lancashire County Council.

3.5 Lancashire County Council has a critical role to play in planning and implementing infrastructure to support Local Plan proposals, particularly in relation to transport and

education. Consultants have been, and will be, engaged on specific projects where there is a lack of expertise or capacity in-house, for example the production of evidence based studies and documents.

Risks to timetable

3.6 There will always be a degree of uncertainty associated with preparing a Local Plan and also SPDs. The following issues contained in the table below present risks to project management.

Possible risk	How this could potentially impact on Fylde Local Plan?
New National Policies Published	The Government are continually changing, modifying and publishing planning policy and guidance and as a result additional work to comply with new requirements could result in further/new evidence having to be commissioned and the Local Plan and SPDs having to be re-drafted and re-consulted on.
Change in Local Government	A new Local Government could decide to take a different course with regard to the local plan process, this could lead to large parts of the Local Plan needing to be re-written. However, it would still need to comply with national policy.
High demand for the Planning Inspectorate's services	A high demand for the Planning Inspectorates services could lead to delays.
Planning Inspector requests additional work and consultations	This did occur, the Inspector asked the Council to take account of the 2014 Household Projections and to consult on the new evidence, and this has delayed adoption.
Unforeseen pressures on staff time & staff turnover	Staff diverted to other work and reduced staff numbers including recruitment difficulties may cause slippage in the Local Plan and SPD preparation.
External Bodies could delay the Local Plan	Other bodies, including statutory consultees, could delay the Local Plan/SPDs by not making responses on time or by requesting significant changes late on in the plan preparation process.
Legal Challenge	There is a possibility that the documents are quashed completely or there is a requirement to repeat the work.

Prior to the Examination of the Local Plan it was anticipated that the plan could be adopted in 2017. However, the Inspector requested that the 2014 Household Projections be taken into account in calculating the Objectively Assessed Need and the Fylde Addendum 3: Analysis of the OAN in light of the 2014 – based SNPP and SNHP (Turley, May 2017) had to be commissioned and consulted upon with further hearings held in December 2017. Main Modifications were consulted on in February/March 2018. There was a European Court of Justice Ruling in April 2018 which meant that mitigation could not be taken into account at the Habitats

Regulations Screening Stage and could only be considered as part of an Appropriate Assessment. Therefore, the Council had to commission further work which was sent to the Inspector in July 2017. The Council is currently waiting for the Inspector's Report.

Evidence Base

- 3.7 Local planning authorities should prepare and maintain an up-to-date evidence base on key aspects of the social, economic and environmental characteristics of their area, to enable the preparation of a sound spatial plan meeting the objectives of sustainable development.
- 3.8 The evidence base needs to be a true and accurate reflection of the borough. In testing the soundness of Local Plans at examination, the evidence base will be relied upon. Simply put, the evidence base is critical to the production of the Local Plan and SPDs.
- 3.9 Fylde's current evidence base consists of a wide range of documents. This evidence base is constantly being added to and updated as the plan preparation progresses. The list of evidence base documents submitted with the Fylde Local Plan to 2032 can be found at:
<http://www.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/www-fylde-gov-uk-submission/>
- 3.10 New evidence produced as a result of the Examination in Public of the Fylde Local Plan to 2032 can be found at:
<http://www.fylde.gov.uk/council/planning-policy--local-plan-/www-fylde-gov-uk-examination/>
- 3.11 The lists above are not exhaustive. They do not cover all those other corporate, sub-regional or regional plans and strategies that may be used to help inform preparation of the Local Plan.

Authority Monitoring Report (AMR)

- 3.12 In addition to a Local Plan, an Authority Monitoring Report will be produced annually with a base date of the 31 March. This will monitor the Local Plan and also contain contextual information on the borough. Each Authority Monitoring Report will be produced in the autumn following the 31 March and will be made available on the following webpage.

<http://www.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/annual-monitoring-report/>

Statement of Community Involvement (SCI)

- 3.13 Fylde Council's planning policy team has produced an updated Statement of Community Involvement (SCI), which takes into account the governments planning changes since the previous SCI was adopted in 2011. The 2015 SCI was adopted on the 15 June 2016 by the Fylde's Development Management Committee. The current SCI has been published on the following webpage:
<http://www.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/evidence-base/statement-community-involvement/>

Neighbourhood Planning

- 3.14 In addition to producing planning policy documents Fylde Council will provide support to the relevant bodies undertaking Neighbourhood Planning. Precise details of the support that Fylde Council will provide in the Neighbourhood Planning process is set out in the Neighbourhood Planning protocol available at the following webpage along with the latest updates. www.fylde.gov.uk/neighbourhoodplanning/

Community Infrastructure Levy (CIL)

- 3.15 It is anticipated that the council will begin developing Community Infrastructure Levy (CIL) after the Local Plan to 2032 has been adopted and subject to the outcome of the Government Review. The CIL will comprise a charging schedule and a Regulation 123 list of infrastructure projects or areas. CIL is the Government's response to the need for development to contribute to the provision of infrastructure either directly or indirectly related to the development in question; and the view that the planning obligations (Section 106) provisions provided only a partial and variable response to capturing funding contributions for infrastructure.

4. FYLDE LDS SUMMARY GRAPH

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Local Plan to 2032																								
Adoption																								
SPDs																								
Affordable Housing/Good Design/Biodiversity/Healthy Living																								
Consult on Scope																								
Consult on Draft SPD																								
Adoption																								

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